Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	409/12 Trenerry Crescent, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000	&	\$420,000
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Median sale price

Median price	\$490,000	Pro	perty Type	Unit		Suburb	Abbotsford
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	508/8 Burnley St RICHMOND 3121	\$402,500	22/08/2025
2	603/6 Acacia PI ABBOTSFORD 3067	\$420,000	13/08/2025
3	302D/21 Robert St COLLINGWOOD 3066	\$420,000	05/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/10/2025 14:47



Date of sale



Emily Savers 03 9426 4000 0404 988 850

Indicative Selling Price \$390,000 - \$420,000 **Median Unit Price** September quarter 2025: \$490,000

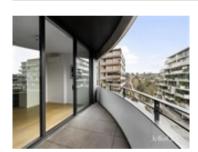
esayers@bigginscott.com.au



Rooms: 2 Property Type: Apartment

Agent Comments

Comparable Properties



508/8 Burnley St RICHMOND 3121 (REI/VG)

Price: \$402,500 Method: Private Sale Date: 22/08/2025

Property Type: Apartment

Agent Comments



603/6 Acacia PI ABBOTSFORD 3067 (REI)



Agent Comments

Price: \$420,000 Method: Private Sale Date: 13/08/2025

Rooms: 2

Property Type: Apartment



302D/21 Robert St COLLINGWOOD 3066 (REI/VG)

Price: \$420,000 Method: Private Sale Date: 05/08/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000



