

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

409/12 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$490,000

Property 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	Price	Date of sale
1	508/8 Burnley St RICHMOND 3121	\$402,500	22/08/2025
2	603/6 Acacia Pl 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



ACTUAL VIEW



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$402,500

Method: Private Sale

Date: 22/08/2025

Property Type: Apartment



603/6 Acacia Pl 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)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 05/08/2025

Property Type: Apartment