

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 \$380,000 & \$400,000

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	4/125 Turner St ABBOTSFORD 3067	\$405,000	20/11/2025
2	411/12 Trenerry Cr ABBOTSFORD 3067	\$400,000	05/11/2025
3	504/60 Islington St COLLINGWOOD 3066	\$375,000	30/10/2025

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:

01/12/2025 07:34



ACTUAL VIEW

1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$400,000

Median Unit Price

September quarter 2025: \$490,000

Comparable Properties



4/125 Turner St ABBOTSFORD 3067 (REI)

Agent Comments

1
 1
 1

Price: \$405,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment



411/12 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

1
 1
 1

Price: \$400,000

Method: Private Sale

Date: 05/11/2025

Property Type: Apartment



504/60 Islington St COLLINGWOOD 3066 (REI)

Agent Comments

1
 1
 1

Price: \$375,000

Method: Private Sale

Date: 30/10/2025

Property Type: Apartment

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