

# 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

7/655 Victoria Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,440,000

Property Type

House

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	2/82 Power St HAWTHORN 3122	\$1,505,000	09/10/2025
2	4/4 Hyton Cr KEW 3101	\$1,404,000	04/10/2025
3	33/15 River Blvd RICHMOND 3121	\$1,450,000	16/08/2025

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:

11/11/2025 11:32



Property Type:

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2025: \$1,440,000

## Comparable Properties



2/82 Power St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,505,000

Method: Auction Sale

Date: 09/10/2025

Property Type: Townhouse (Res)



4/4 Hyton Cr KEW 3101 (REI)

Agent Comments



Price: \$1,404,000

Method: Auction Sale

Date: 04/10/2025

Property Type: Townhouse (Res)



33/15 River Blvd RICHMOND 3121 (REI)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 16/08/2025

Property Type: Apartment

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