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 postcode 7/655 Victoria Street, Abbotsford Vic 3067	Including suburb and	
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Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,440,000	Pro	perty Type H	louse		Suburb	Abbotsford
Period - From	01/07/2025	to	30/09/2025	S	ource	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

Add	dress 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 comparableproperties 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









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)

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Price: \$1,505,000 **Method:** Auction Sale **Date:** 09/10/2025

Property Type: Townhouse (Res)

Agent Comments



4/4 Hyton Cr KEW 3101 (REI)

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Price: \$1,404,000 **Method:** Auction Sale **Date:** 04/10/2025

Property Type: Townhouse (Res)

Agent Comments



33/15 River Blvd RICHMOND 3121 (REI)

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Price: \$1,450,000 **Method:** Auction Sale **Date:** 16/08/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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