#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property 2 1	y offered	for sal	е
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Address	5/1 Valiant Street, Abbotsford Vic 3067
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$490,000	Pro	perty Type U	nit		Suburb	Abbotsford
Period - From	01/07/2025	to	30/09/2025	So	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 Price

1	2/8 Murphy St RICHMOND 3121	\$393,000	08/10/2025
2	10/2 Rotherwood St RICHMOND 3121	\$390,000	30/09/2025
3	2/176 Fitzroy St FITZROY 3065	\$380,000	20/09/2025

#### 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:	04/12/2025 09:43



Date of sale



**Emily Savers** 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

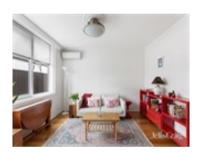
**Indicative Selling Price** \$380,000 - \$400,000 **Median Unit Price** September quarter 2025: \$490,000





Property Type: Apartment **Agent Comments** 

## Comparable Properties



2/8 Murphy St RICHMOND 3121 (REI)

Price: \$393,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: Apartment

**Agent Comments** 



10/2 Rotherwood St RICHMOND 3121 (REI/VG)





Agent Comments

Price: \$390,000 Method: Private Sale Date: 30/09/2025

Property Type: Apartment



2/176 Fitzroy St FITZROY 3065 (REI)

**Agent Comments** 

Price: \$380,000 Method: Private Sale Date: 20/09/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000



