

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

5/1 Valiant Street, 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	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



Property Type: Apartment

Agent Comments

Comparable Properties



2/8 Murphy St RICHMOND 3121 (REI)

Agent Comments



Price: \$393,000

Method: Sold Before Auction

Date: 08/10/2025

Property Type: Apartment



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