

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

41-43 Raphael Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Abbotsford

Period - From 23/12/2024 to 22/12/2025 Source Property Data

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	11 King St RICHMOND 3121	\$1,290,000	06/09/2025
2	13 Davison St RICHMOND 3121	\$1,350,000	06/08/2025
3	14 Cooke St ABBOTSFORD 3067	\$1,440,000	03/08/2025

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:

23/12/2025 15:36

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3 1 0

Property Type: House

Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

23/12/2024 - 22/12/2025: \$1,310,000

Comparable Properties



11 King St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,290,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 110 sqm approx



13 Davison St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 -

Price: \$1,350,000

Method: Private Sale

Date: 06/08/2025

Property Type: House

Land Size: 286 sqm approx



14 Cooke St ABBOTSFORD 3067 (REI)

Agent Comments

3 1 -

Price: \$1,440,000

Method: Private Sale

Date: 03/08/2025

Property Type: House

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