

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 416/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$542,089 Property Type Unit Suburb Abbotsford

Period - From 11/03/2025 to 10/03/2026 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	411/20 Shamrock St ABBOTSFORD 3067	\$405,000	25/01/2026
2	607/136 Burnley St RICHMOND 3121	\$440,000	02/12/2025
3			

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: 11/03/2026 10:30

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Indicative Selling Price

\$385,000 - \$420,000

Median Unit Price

11/03/2025 - 10/03/2026: \$542,089



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



411/20 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments

 2  1  1

Price: \$405,000

Method: Private Sale

Date: 25/01/2026

Property Type: Apartment



607/136 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$440,000

Method: Private Sale

Date: 02/12/2025

Property Type: Apartment

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.

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