

# 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 308/11 Flockhart Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$460,000

### Median sale price

Median price \$657,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2025 to 31/12/2025 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	101/5 Flockhart St ABBOTSFORD 3067	\$453,000	25/02/2026
2	E708/11 Flockhart St ABBOTSFORD 3067	\$480,000	25/02/2026
3	E610/11 Flockhart St ABBOTSFORD 3067	\$485,000	04/02/2026

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: 25/03/2026 10:15



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$430,000 - \$460,000

**Median Unit Price**

December quarter 2025: \$657,000

## Comparable Properties



**101/5 Flockhart St ABBOTSFORD 3067 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$453,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** Apartment



**E708/11 Flockhart St ABBOTSFORD 3067 (REI)**

**Agent Comments**

2   1   1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 25/02/2026

**Property Type:** Apartment



**E610/11 Flockhart St ABBOTSFORD 3067 (REI)**

**Agent Comments**

2   1   1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 04/02/2026

**Property Type:** Apartment

**Account - BigginScott | P: 03 9426 4000**