

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

10/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Abbotsford

Period - From

07/05/2025

to

06/05/2026

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	34/73 River St RICHMOND 3121	\$629,000	23/02/2026
2	82/73 River St RICHMOND 3121	\$615,000	28/11/2025
3	28/73 River St RICHMOND 3121	\$585,000	11/11/2025

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:

07/05/2026 15:11



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$620,000

Median Unit Price

07/05/2025 - 06/05/2026: \$540,000

Comparable Properties



34/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$629,000

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment



82/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$615,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment



28/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$585,000

Method: Private Sale

Date: 11/11/2025

Property Type: Apartment

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