

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

95b Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,535,000 Property Type House Suburb Abbotsford

Period - From 01/01/2026 to 31/03/2026 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	4/2 Union St RICHMOND 3121	\$1,200,000	26/03/2026
2	33 Little Oxford St COLLINGWOOD 3066	\$1,260,000	22/11/2025
3	11/1 Marshall Pl CLIFTON HILL 3068	\$1,170,000	08/11/2025

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:

24/04/2026 09:31



Property Type: House (Res)

Land Size: 107 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

March quarter 2026: \$1,535,000

Comparable Properties



4/2 Union St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: Townhouse (Res)

Land Size: 151 sqm approx



33 Little Oxford St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)



11/1 Marshall Pl CLIFTON HILL 3068 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Sold Before Auction

Date: 08/11/2025

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000