

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

Single price \$1,185,000

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	5/81 Abinger St RICHMOND 3121	\$1,180,000	20/04/2026
2	7/10 Kerr St FITZROY 3065	\$1,200,000	30/03/2026
3	4/2 Union St RICHMOND 3121	\$1,200,000	26/03/2026

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:

30/05/2026 11:45



2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price

\$1,185,000

Median House Price

March quarter 2026: \$1,535,000

Comparable Properties



5/81 Abinger St RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$1,180,000

Method: Private Sale

Date: 20/04/2026

Property Type: Townhouse (Res)



7/10 Kerr St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$1,200,000

Method: Private Sale

Date: 30/03/2026

Property Type: Townhouse (Single)



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

Agent Comments

2 1 1

Price: \$1,200,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: Townhouse (Res)

Land Size: 151 sqm approx

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