

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,150,000

### 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	4/2 Union St RICHMOND 3121	\$1,200,000	26/03/2026
3	7 Brunswick PI FITZROY 3065	\$1,080,000	20/03/2026

**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: 17/06/2026 16:01



2   
 1   
 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,150,000  
**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)



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

Agent Comments

2   
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 1

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 151 sqm approx



**7 Brunswick PI FITZROY 3065 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$1,080,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 62 sqm approx

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