

# 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

404/10 Trenerry Crescent, 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 \$400,000 & \$430,000

### Median sale price

Median price \$530,000 Property Type Unit 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.

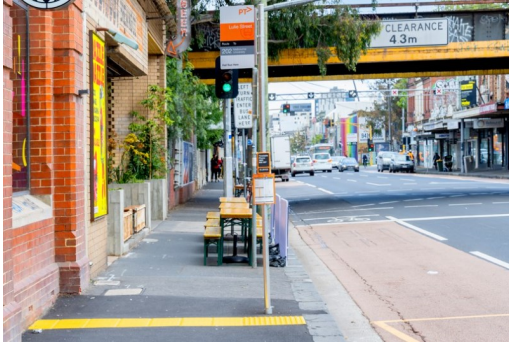
	Address of comparable property	Price	Date of sale
1	409/12 Trenerry Cr ABBOTSFORD 3067	\$398,000	27/02/2026
2	801/10 Trenerry Cr ABBOTSFORD 3067	\$430,000	08/11/2025
3	411/12 Trenerry Cr ABBOTSFORD 3067	\$400,000	05/11/2025

**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:

04/05/2026 10:46



1   
 1   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000 - \$430,000

**Median Unit Price**

March quarter 2026: \$530,000

## Comparable Properties



409/12 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

1   
 1   
 1

**Price:** \$398,000

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Apartment



801/10 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

1   
 1   
 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 08/11/2025

**Property Type:** Apartment



411/12 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

1   
 1   
 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** Apartment

Account - BigginScott | P: 03 9426 4000