

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 91 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$820,000 & \$860,000

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	602/25 Johnston St COLLINGWOOD 3066	\$840,000	06/03/2026
2	109/272 Young St FITZROY 3065	\$865,600	27/02/2026
3	501/150 Kerr St FITZROY 3065	\$886,000	18/02/2026

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: 04/05/2026 08:35



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$820,000 - \$860,000

Median Unit Price

March quarter 2026: \$530,000

Comparable Properties



602/25 Johnston St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 06/03/2026

Property Type: Apartment



109/272 Young St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$865,600

Method: Private Sale

Date: 27/02/2026

Property Type: Apartment



501/150 Kerr St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$886,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Apartment

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