

# 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

6 Lulie 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 \$400,000 & \$440,000

### 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	401/201 Powlett St EAST MELBOURNE 3002	\$420,000	05/06/2026
2	202A/2 Mansard La COLLINGWOOD 3066	\$438,000	11/05/2026
3	106/5 Flockhart St ABBOTSFORD 3067	\$430,000	10/03/2026

**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:

03/07/2026 11:55

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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2026: \$530,000



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**401/201 Powlett St EAST MELBOURNE 3002 (REI)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 05/06/2026

**Property Type:** Apartment



**202A/2 Mansard La COLLINGWOOD 3066 (REI/VG)**

Agent Comments



**Price:** \$438,000

**Method:** Private Sale

**Date:** 11/05/2026

**Property Type:** Apartment



**106/5 Flockhart St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 10/03/2026

**Property Type:** Apartment

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