

# 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 3/47 Nicholson 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)

Single price \$1,225,000

### Median sale price

Median price \$546,000

Property Type Townhouse

Suburb Abbotsford

Period - From 25/05/2025

to 24/05/2026

Source Property Data

### 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	37 Nicholson St ABBOTSFORD 3067	\$1,225,000	28/03/2026
2	10 Federation La ABBOTSFORD 3067	\$1,236,000	21/02/2026
3	135/56 Nicholson St ABBOTSFORD 3067	\$1,180,000	17/12/2025

**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:

25/05/2026 08:45



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,225,000

**Median Townhouse Price**

25/05/2025 - 24/05/2026: \$546,000

## Comparable Properties



**37 Nicholson St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 192 sqm approx



**10 Federation La ABBOTSFORD 3067 (REI)**

Agent Comments

3   2   2

**Price:** \$1,236,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Townhouse (Res)



**135/56 Nicholson St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** Townhouse (Res)

Account - BigginScott | P: 03 9426 4000