

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 62 Park Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$1,550,000

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 Johnson St RICHMOND 3121	\$1,517,000	23/05/2026
2	9-11 Raphael St ABBOTSFORD 3067	\$1,565,000	30/04/2026
3	41-43 Raphael St ABBOTSFORD 3067	\$1,485,000	03/02/2026

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:

03/06/2026 10:40



Property Type: House (Res)

Land Size: 256 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000

Median House Price

March quarter 2026: \$1,535,000

Comparable Properties



5 Johnson St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,517,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 272 sqm approx



9-11 Raphael St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,565,000

Method: Private Sale

Date: 30/04/2026

Property Type: House



41-43 Raphael St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,485,000

Method: Sold Before Auction

Date: 03/02/2026

Property Type: House (Res)

Land Size: 217 sqm approx

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