

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

110/8 Grosvenor Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$420,000 & \$450,000

Median sale price

Median price \$521,000 Property Type Unit Suburb Abbotsford

Period - From 01/04/2026 to 30/06/2026 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	114/8 Garfield St RICHMOND 3121	\$420,000	27/07/2026
2	308/11 Flockhart St ABBOTSFORD 3067	\$450,000	22/04/2026
3	909/8 Grosvenor St ABBOTSFORD 3067	\$450,000	22/04/2026

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:

13/08/2026 13:45



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



114/8 Garfield St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 27/07/2026

Property Type: Apartment



308/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment



909/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment