

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

106 Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Abbotsford

Period - From 30/06/2025

to

29/06/2026

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	66 Stafford St ABBOTSFORD 3067	\$1,370,000	11/04/2026
2	163 Vere St ABBOTSFORD 3067	\$1,215,000	28/03/2026
3	74 Yarra St ABBOTSFORD 3067	\$1,415,000	21/02/2026

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:

30/06/2026 08:37



Property Type: House (Previously Occupied - Detached)
Land Size: 238 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 30/06/2025 - 29/06/2026: \$1,440,000

Comparable Properties



66 Stafford St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,370,000
Method: Sold Before Auction
Date: 11/04/2026
Property Type: House (Res)
Land Size: 143 sqm approx



163 Vere St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,215,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 121 sqm approx



74 Yarra St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$1,415,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 143 sqm approx

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