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	27 Charles Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,462,500 Property Type House Suburb Abbotsford

Period - From 16/07/2025 to 15/07/2026 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	29 Charles St ABBOTSFORD 3067	$920,000	27/06/2026
2			
3			

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: 16/07/2026 11:09

27 Charles Street, Abbotsford Vic 3067



2 1 0

Property Type: House (Res)
Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
16/07/2025 - 15/07/2026: $1,462,500

Comparable Properties



29 Charles St ABBOTSFORD 3067 (REI)

3 1 -

Price: $920,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 161 sqm approx

Agent Comments

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.

Account - BigginScott | P: 03 9426 4000

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