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	814/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $595,000 Property Type Unit Suburb Abbotsford

Period - From 01/04/2025 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	303/183 Bridge Rd RICHMOND 3121	$345,000	21/05/2026
2	711/11 Shamrock St ABBOTSFORD 3067	$330,000	24/02/2026
3	402/20 Shamrock St ABBOTSFORD 3067	$310,000	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: 02/06/2026 14:42

814/20 Shamrock Street, Abbotsford Vic 3067



1 1 0

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$320,000 - $350,000
Median Unit Price
Year ending March 2026: $595,000

Comparable Properties



303/183 Bridge Rd RICHMOND 3121 (REI)

1 1 -

Price: $345,000
Method: Private Sale
Date: 21/05/2026
Property Type: Apartment

Agent Comments



711/11 Shamrock St ABBOTSFORD 3067 (REI/VG)

1 1 -

Price: $330,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment

Agent Comments



402/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

1 1 -

Price: $310,000
Method: Private Sale
Date: 03/02/2026
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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