

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

31/80 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$775,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/04/2025

to

30/06/2025

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	5/14 Albert St NORTHCOTE 3070	\$796,000	26/07/2025
2	1/7 Jika PI RICHMOND 3121	\$785,000	05/04/2025
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:

25/08/2025 08:42



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Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$775,000
Median Unit Price
June quarter 2025: \$620,000

Comparable Properties



5/14 Albert St NORTHCOTE 3070 (REI)

Agent Comments

2 2 1

Price: \$796,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)



1/7 Jika PI RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$785,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: Townhouse (Single)

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.