Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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	712/1 Acacia Place, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$620,000	Pro	perty Type U	nit		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

	are so or comparable property	1 1100	Date of Sale
1	303/372 Johnston St ABBOTSFORD 3067	\$675,000	08/09/2025
2	122/73 River St RICHMOND 3121	\$711,000	17/07/2025
3	606/4 Acacia PI ABBOTSFORD 3067	\$705,000	11/06/2025

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:	30/09/2025 09:29



Date of sale











Property Type: Agent Comments

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** June quarter 2025: \$620,000

Comparable Properties



303/372 Johnston St ABBOTSFORD 3067 (REI)





Agent Comments

Price: \$675,000 Method: Private Sale Date: 08/09/2025

Property Type: Apartment

122/73 River St RICHMOND 3121 (REI/VG)

2





Agent Comments

Price: \$711,000 Method: Private Sale Date: 17/07/2025

Property Type: Apartment

606/4 Acacia PI ABBOTSFORD 3067 (VG)





Agent Comments

Price: \$705,000 Method: Sale Date: 11/06/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit

Account - BigginScott | P: 03 9426 4000





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