

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

5/12 TRENERRY CRESCENT ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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 6 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

1/12 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$386,000	21-Jan-26
409/12 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$398,000	27-Feb-26
708/10 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$400,500	10-May-26

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 6 months.~~

This Statement of Information was prepared on: 26 May 2026



**1/12 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

1 1 1

Sold Price **\$386,000** Sold Date **21-Jan-26**

Distance **0km**

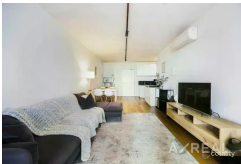


**409/12 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

1 1 1

Sold Price **\$398,000** Sold Date **27-Feb-26**

Distance **0km**



**708/10 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

1 1 1

Sold Price ^{RS} **\$400,500** Sold Date **10-May-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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