

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

517/4 ACACIA PLACE 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

or range
between

\$615,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2025

to

28 Feb 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

221/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$582,000	13-Feb-26
306/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$627,000	19-Feb-26
202/63 WILLIAM STREET ABBOTSFORD VIC 3067	\$820,000	26-Feb-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: 06 March 2026


**221/6 ACACIA PLACE
ABBOTSFORD VIC 3067**
 2
  2
  1

Sold Price

^{RS}
\$582,000

Sold Date

13-Feb-26

Distance

0km

**306/6 ACACIA PLACE
ABBOTSFORD VIC 3067**
 2
  2
  1

Sold Price

^{RS}
\$627,000

Sold Date

19-Feb-26

Distance

0km

**202/63 WILLIAM STREET
ABBOTSFORD VIC 3067**
 2
  2
  1

Sold Price

^{RS}
\$820,000

Sold Date

26-Feb-26

Distance

1.55km
RS = Recent sale

UN = Undisclosed Sale

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