

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/36 STAFFORD STREET, ABBOTSFORD, VIC 3067

Indicative selling price

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

Single price

\$780,000

or range between

&

Median sale price

Median price

\$519,500

Property Type

Apartment

Suburb

ABBOTSFORD

Period - From

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales

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

7/330 JOHNSTON STREET ABBOTSFORD VIC 3067

\$750,000

15-Apr-25

31/80 TRENERRY CRESCENT ABBOTSFORD VIC 3067

\$755,000

29-Aug-25

509/25 JOHNSTON STREET COLLINGWOOD VIC 3066

\$805,000

17-Apr-25

This Statement of Information was prepared on:

13/11/2025