

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 25A/8 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$657,000

Property Type Unit

Suburb Abbotsford

Period - From 01/10/2025

to 31/12/2025

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	101/11 Wellington St COLLINGWOOD 3066	\$608,000	26/02/2026
2	205/9 Smith St FITZROY 3065	\$650,000	13/02/2026
3	92 Roseneath St CLIFTON HILL 3068	\$687,000	22/11/2025

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:

03/03/2026 13:54



1
 1
 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

December quarter 2025: \$657,000

Comparable Properties



101/11 Wellington St COLLINGWOOD 3066 (REI)

Agent Comments

1
 1
 1

Price: \$608,000

Method: Private Sale

Date: 26/02/2026

Property Type: Apartment



205/9 Smith St FITZROY 3065 (REI)

Agent Comments

1
 1
 1

Price: \$650,000

Method: Private Sale

Date: 13/02/2026

Property Type: Apartment



92 Roseneath St CLIFTON HILL 3068 (REI/VG)

Agent Comments

1
 1
 1

Price: \$687,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000