

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 101/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price \$550,000

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	41 Coppin St RICHMOND 3121	\$1,615,000	12/02/2026
2	37 Baker St RICHMOND 3121	\$1,312,500	11/02/2026
3	9/25 Waltham St RICHMOND 3121	\$580,000	06/02/2026

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:

20/02/2026 15:02



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$550,000
Median Unit Price
December quarter 2025: \$657,000

Comparable Properties



41 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,615,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: House



37 Baker St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,312,500
Method: Private Sale
Date: 11/02/2026
Property Type: House
Land Size: 241 sqm approx



9/25 Waltham St RICHMOND 3121 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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