

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

215/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$775,000

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	401/119 Turner St ABBOTSFORD 3067	\$749,000	15/11/2025
2	109/63 William St ABBOTSFORD 3067	\$762,500	20/10/2025
3	306/88 Trenerry Cr ABBOTSFORD 3067	\$755,000	20/10/2025

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:

05/03/2026 15:30



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$775,000

Median Unit Price

December quarter 2025: \$657,000

Comparable Properties



401/119 Turner St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$749,000

Method: Private Sale

Date: 15/11/2025

Property Type: Apartment



109/63 William St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$762,500

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment



306/88 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment

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