

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 820A/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$591,500 Property Type Unit Suburb Abbotsford

Period - From 01/01/2025 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	614/627 Victoria St ABBOTSFORD 3067	\$720,000	20/10/2025
2	109/63 William St ABBOTSFORD 3067	\$762,500	20/10/2025
3	415A/609 Victoria St ABBOTSFORD 3067	\$727,500	23/09/2025

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: 13/03/2026 13:06

820A/609 Victoria Street, Abbotsford Vic 3067



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending December 2025: \$591,500

Comparable Properties



614/627 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 20/10/2025
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



415A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$727,500
Method: Private Sale
Date: 23/09/2025
Property Type: Apartment

Account - RT Edgar Richmond



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