

## 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

6/85 NICHOLSON STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,025,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

112 LITTLE CHARLES STREET ABBOTSFORD VIC 3067	\$960,000	15-Nov-25
1 MOLLISON STREET ABBOTSFORD VIC 3067	\$985,000	14-Nov-25

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 6 months.

This Statement of Information was prepared on: 16 March 2026

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**112 LITTLE CHARLES STREET  
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$960,000** Sold Date **15-Nov-25**

Distance **0.11km**



**1 MOLLISON STREET  
ABBOTSFORD VIC 3067**

2 1 1

Sold Price **\$985,000** Sold Date **14-Nov-25**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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