

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

107/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$525,000

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	103A/2 Mansard La COLLINGWOOD 3066	\$540,000	12/01/2026
2	6/45 York St RICHMOND 3121	\$525,000	05/11/2025
3	P03P/191 Powlett St EAST MELBOURNE 3002	\$510,000	15/10/2025

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:

17/03/2026 16:47



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$525,000

Median Unit Price

Year ending December 2025: \$591,500

Comparable Properties



103A/2 Mansard La COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 12/01/2026

Property Type: Apartment



6/45 York St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 05/11/2025

Property Type: Apartment



P03P/191 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$510,000

Method: Sold Before Auction

Date: 15/10/2025

Property Type: Apartment

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