

# 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

1 St Phillips 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)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,348,500 Property Type House 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	91 Charles St ABBOTSFORD 3067	\$1,900,000	08/11/2025
2	56 Studley St ABBOTSFORD 3067	\$1,782,000	28/10/2025
3			

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:

24/02/2026 12:23

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**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

December quarter 2025: \$1,348,500



 4  2  2

**Property Type:** House

Agent Comments

## Comparable Properties



**91 Charles St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

 4  2  2

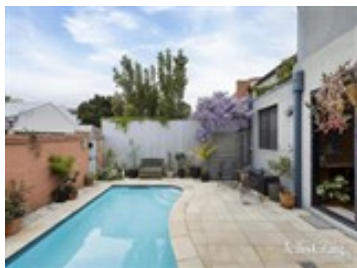
**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 254 sqm approx



**56 Studley St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,782,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** House

**Land Size:** 248 sqm approx

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.