

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

112/56 Nicholson 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	1/2 Waterloo PI RICHMOND 3121	\$735,000	15/01/2026
2	201/176 Argyle St FITZROY 3065	\$785,000	22/11/2025
3	5/99 Oxford St COLLINGWOOD 3066	\$765,000	27/09/2025

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:

24/02/2026 16:06



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending December 2025: \$591,500

Comparable Properties

1/2 Waterloo PI RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$735,000

Method: Private Sale

Date: 15/01/2026

Property Type: Apartment



201/176 Argyle St FITZROY 3065 (REI/VG)

Agent Comments

2 1 1

Price: \$785,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment



5/99 Oxford St COLLINGWOOD 3066 (REI/VG)

Agent Comments

2 1 1

Price: \$765,000

Method: Private Sale

Date: 27/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000