

# 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 409/12 Trenerry Crescent, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$400,000

### Median sale price

Median price \$657,000

Property Type Unit

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	HG01/12 Trenerry Cr ABBOTSFORD 3067	\$386,000	19/01/2026
2	801/10 Trenerry Cr ABBOTSFORD 3067	\$430,000	08/11/2025
3	411/12 Trenerry Cr ABBOTSFORD 3067	\$400,000	05/11/2025

**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 08:54



1   
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000

**Median Unit Price**

December quarter 2025: \$657,000

## Comparable Properties



**HG01/12 Trenerry Cr ABBOTSFORD 3067 (REI)**

Agent Comments

1   
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 1

**Price:** \$386,000

**Method:** Private Sale

**Date:** 19/01/2026

**Property Type:** Apartment



**801/10 Trenerry Cr ABBOTSFORD 3067 (REI/VG)**

Agent Comments

1   
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 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 08/11/2025

**Property Type:** Apartment



**411/12 Trenerry Cr ABBOTSFORD 3067 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** Apartment

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