

# 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 37 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)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$540,000 Property Type Townhouse Suburb Abbotsford

Period - From 20/02/2025 to 19/02/2026 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

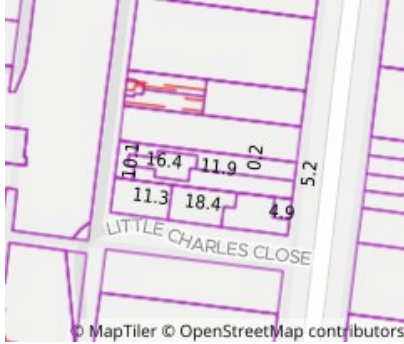
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2A Park St ABBOTSFORD 3067	\$1,260,000	13/01/2026
2	135/56 Nicholson St ABBOTSFORD 3067	\$1,180,000	17/12/2025
3	20 Turner St ABBOTSFORD 3067	\$1,225,000	29/11/2025

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: 20/02/2026 11:28



**Rooms:** 4

**Property Type:** House

**Land Size:** 192.68 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Townhouse Price**  
20/02/2025 - 19/02/2026: \$540,000

## Comparable Properties

**2A Park St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,260,000

**Method:**

**Date:** 13/01/2026

**Property Type:** House



**135/56 Nicholson St ABBOTSFORD 3067 (REI)**

Agent Comments



**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** Townhouse (Res)



**20 Turner St ABBOTSFORD 3067 (REI/VG)**

Agent Comments



**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 108 sqm approx

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