

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 13 Raphael Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

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	6/43 Nicholson St ABBOTSFORD 3067	\$1,350,000	21/02/2026
2	17/1 Abbott St ABBOTSFORD 3067	\$1,407,250	14/02/2026
3	390 Highett St RICHMOND 3121	\$1,325,000	06/12/2025

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: 04/03/2026 10:28



3 bedrooms 2 bathrooms 1 car

Property Type: House (Res)

Land Size: 106 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2025: \$1,348,500

Comparable Properties



6/43 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,350,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Townhouse (Res)



17/1 Abbott St ABBOTSFORD 3067 (REI)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,407,250

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



390 Highett St RICHMOND 3121 (REI/VG)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,325,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Single)

Land Size: 84 sqm approx

Account - Jellis Craig | P: 03 8415 6100