

# 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

163 Vere 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 \$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	48 Lyndhurst St RICHMOND 3121	\$1,085,000	14/02/2026
2	38 Albert St ABBOTSFORD 3067	\$1,077,000	15/11/2025
3	32 Forest St COLLINGWOOD 3066	\$1,055,000	07/10/2025

**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:

03/03/2026 15:55



 2  
  1  
  0

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

December quarter 2025: \$1,348,500

## Comparable Properties



**48 Lyndhurst St RICHMOND 3121 (REI)**

Agent Comments

 2  
  1  
  -

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)



**38 Albert St ABBOTSFORD 3067 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$1,077,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 164 sqm approx



**32 Forest St COLLINGWOOD 3066 (REI/VG)**

Agent Comments

 2  
  1  
  -

**Price:** \$1,055,000

**Method:** Sold Before Auction

**Date:** 07/10/2025

**Property Type:** House (Res)

**Land Size:** 154 sqm approx

Account - Jellis Craig | P: 03 9864 5000



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.