

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

3A Mayfield Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,950,000 & \$2,140,000

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	96 Yarra St ABBOTSFORD 3067	\$2,196,000	22/11/2025
2	2a Fenwick St CLIFTON HILL 3068	\$2,140,000	15/11/2025
3	23 Griffiths St RICHMOND 3121	\$2,000,000	14/10/2025

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 13:12



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,140,000

Median House Price

December quarter 2025: \$1,348,500

Comparable Properties



96 Yarra St ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$2,196,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)

Land Size: 262 sqm approx



2a Fenwick St CLIFTON HILL 3068 (REI/VG)

Agent Comments

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Price: \$2,140,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 252 sqm approx



23 Griffiths St RICHMOND 3121 (VG)

Agent Comments

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Price: \$2,000,000

Method: Sale

Date: 14/10/2025

Property Type: House - Attached House N.E.C.

Land Size: 206 sqm approx

Account - Jellis Craig | P: 03 9864 5000



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