

# 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

89 Turner 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 \$2,600,000 & \$2,750,000

### 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	159 Leicester St FITZROY 3065	\$2,840,000	19/02/2026
2	145 Westgarth St FITZROY 3065	\$2,672,000	15/11/2025
3	121 George St FITZROY 3065	\$2,705,000	13/09/2025

**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 18:57

Michael Amarant

03 8415 6100

0411 144 569

michaelamarant@jellisrcraig.com.au

**Rooms:** 6**Property Type:** House**Land Size:** 403 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,600,000 - \$2,750,000

**Median House Price**

December quarter 2025: \$1,348,500

No directly comparable sales - given recent build in 2015 - and very little like- for- like to compare with. Sales referred to in this SOI are similar 3 or 4 bedroom sales within a 2km radius over the past 6 months - and are limited in nature due to the scarce level of sales at this price point for Abbotsford and immediate surrounds.

## Comparable Properties

**159 Leicester St FITZROY 3065 (REI)**

Agent Comments

Unable to find land/ strata title

**Price:** \$2,840,000**Method:** Auction Sale**Date:** 19/02/2026**Property Type:** House (Res)**145 Westgarth St FITZROY 3065 (REI/VG)**

Agent Comments

**Price:** \$2,672,000**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** House (Res)**Land Size:** 267 sqm approx**121 George St FITZROY 3065 (REI/VG)**

Agent Comments

**Price:** \$2,705,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** House (Res)**Land Size:** 191 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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