

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

415/251 JOHNSTON STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

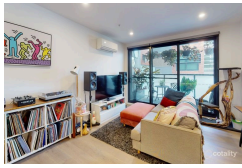
Date of sale

202/251 JOHNSTON STREET ABBOTSFORD VIC 3067	\$690,000	30-Aug-25
208/118 VERE STREET ABBOTSFORD VIC 3067	\$750,000	12-Nov-25
415A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$727,500	23-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 12 February 2026



**202/251 JOHNSTON STREET
ABBOTSFORD VIC 3067**

 2
  2
  1

Sold Price **\$690,000** Sold Date **30-Aug-25**

Distance **0km**



**208/118 VERE STREET
ABBOTSFORD VIC 3067**

 2
  2
  1

Sold Price ^{RS} **\$750,000** Sold Date **12-Nov-25**

Distance **0.25km**



**415A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

 2
  2
  1

Sold Price **\$727,500** Sold Date **23-Sep-25**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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