

# 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 408/88 Trenerry Crescent, 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 \$660,000 & \$700,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Abbotsford

Period - From 22/12/2024 to 21/12/2025 Source Property Data

### 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	712/470 Smith St COLLINGWOOD 3066	\$660,000	28/10/2025
2	727/20 Shamrock St ABBOTSFORD 3067	\$661,888	07/10/2025
3	303/372 Johnston St ABBOTSFORD 3067	\$675,000	08/09/2025

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: 22/12/2025 11:15

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**Indicative Selling Price**

\$660,000 - \$700,000

**Median Unit Price**

22/12/2024 - 21/12/2025: \$540,000



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



712/470 Smith St COLLINGWOOD 3066 (REI)

Agent Comments

 2  2  1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 28/10/2025

**Property Type:** Apartment



727/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  2  1

**Price:** \$661,888

**Method:** Private Sale

**Date:** 07/10/2025

**Property Type:** Apartment



303/372 Johnston St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  2  1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 08/09/2025

**Property Type:** Apartment

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