

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

103/10 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Single price \$489,000

Median sale price

Median price \$657,000

Property Type Unit

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	E610/11 Flockhart St ABBOTSFORD 3067	\$485,000	04/02/2026
2	1/14 Albert St ABBOTSFORD 3067	\$490,000	06/12/2025
3	1005/20 Shamrock St ABBOTSFORD 3067	\$490,000	03/09/2025

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:

11/02/2026 13:30

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Indicative Selling Price
\$489,000

Median Unit Price
December quarter 2025: \$657,000



2 1 1

Property Type: Apartment
Land Size: 64 sqm approx
Agent Comments

Comparable Properties



E610/11 Flockhart St ABBOTSFORD 3067 (REI)

[Agent Comments](#)

2 1 1

Price: \$485,000
Method: Private Sale
Date: 04/02/2026
Property Type: Apartment



1/14 Albert St ABBOTSFORD 3067 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$490,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Apartment



1005/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$490,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888