

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

139/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

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

Period - From 12/02/2025 to 11/02/2026 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	135/56 Nicholson St ABBOTSFORD 3067	\$1,180,000	17/12/2025
2	5/19 Rowena Pde RICHMOND 3121	\$1,010,000	15/11/2025
3	1/28 Bank St RICHMOND 3121	\$1,065,000	06/09/2025

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: 12/02/2026 14:16



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
12/02/2025 - 11/02/2026: \$540,000

Comparable Properties



135/56 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 17/12/2025
Property Type: Townhouse (Res)



5/19 Rowena Pde RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)



1/28 Bank St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,065,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

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