

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 505/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$600,000 & \$650,000

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	220/13 Acacia PI ABBOTSFORD 3067	\$645,000	27/11/2025
2	727/20 Shamrock St ABBOTSFORD 3067	\$661,888	07/10/2025
3	720/627 Victoria St ABBOTSFORD 3067	\$650,000	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.~~

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Antony Harbor
8415 6100
0406 585 435

antonyharbor@jellisrcraig.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2025: \$657,000



2 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



220/13 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 27/11/2025

Rooms: 4

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



720/627 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 08/09/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100