

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

102/10-16 TRENERRY CRESCENT 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Oct 2024

to

30 Sep 2025

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

| | | |
|---|-----------|-----------|
| 5/18-19 SOUTH TERRACE CLIFTON HILL VIC 3068 | \$487,000 | 04-Sep-25 |
| 106/56 NICHOLSON STREET ABBOTSFORD VIC 3067 | \$510,000 | 24-Jul-25 |
| 203/36 BEDFORD STREET COLLINGWOOD VIC 3066 | \$485,000 | 24-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: 20 October 2025

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5/18-19 SOUTH TERRACE CLIFTON HILL VIC 3068

1 1 1

Sold Price **\$487,000** Sold Date **04-Sep-25**

Distance **1km**



106/56 NICHOLSON STREET ABBOTSFORD VIC 3067

1 1 1

Sold Price **\$510,000** Sold Date **24-Jul-25**

Distance **0.97km**



203/36 BEDFORD STREET COLLINGWOOD VIC 3066

1 1 1

Sold Price ^{RS} **\$485,000** Sold Date **24-Sep-25**

Distance **1.39km**

RS = Recent sale **UN** = Undisclosed Sale

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