

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

805/615 VICTORIA STREET 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

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,250

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2024

to

31 Jul 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

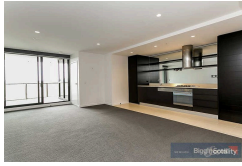
Date of sale

807B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$375,000	14-Feb-25
804/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$375,000	18-Feb-25
308B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$360,000	03-Apr-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: 13 August 2025



**807B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price **\$375,000** Sold Date **14-Feb-25**

 1  1  1

Distance **0km**



**804/11 SHAMROCK STREET
ABBOTSFORD VIC 3067**

Sold Price Sold Date **18-Feb-25**

 1  1  1

Distance **0km**



**308B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price **\$360,000** Sold Date **03-Apr-25**

 1  1  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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