

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 210/631 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Abbotsford

Period - From 01/10/2024 to 30/09/2025 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	301/1 Turner St ABBOTSFORD 3067	\$480,000	24/12/2025
2	812/251 Johnston St ABBOTSFORD 3067	\$480,000	11/10/2025
3	401/627 Victoria St ABBOTSFORD 3067	\$510,000	15/08/2025

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: 08/01/2026 11:38



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
Year ending September 2025: \$575,000

Comparable Properties



301/1 Turner St ABBOTSFORD 3067 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$480,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment



812/251 Johnston St ABBOTSFORD 3067 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$480,000
Method: Private Sale
Date: 11/10/2025
Property Type: Apartment

401/627 Victoria St ABBOTSFORD 3067 (VG)

Agent Comments

1 bed - bath - car

Price: \$510,000
Method: Sale
Date: 15/08/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - VICPROP | P: 03 8888 1011



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