

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 219/627 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$514,750 Property Type Unit Suburb Abbotsford

Period - From 04/04/2024 to 03/04/2025 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	905D/21 Robert St COLLINGWOOD 3066	\$640,000	24/03/2025
2	505/20 Shamrock St ABBOTSFORD 3067	\$640,000	05/03/2025
3	415A/609 Victoria St ABBOTSFORD 3067	\$658,000	26/11/2024

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: 04/04/2025 09:40



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

04/04/2024 - 03/04/2025: \$514,750

Comparable Properties



905D/21 Robert St COLLINGWOOD 3066 (REI)

Agent Comments

2 2 1

Price: \$640,000

Method: Private Sale

Date: 24/03/2025

Property Type: Apartment



505/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 2

Price: \$640,000

Method: Private Sale

Date: 05/03/2025

Property Type: Apartment



415A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$658,000

Method: Private Sale

Date: 26/11/2024

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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