

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

52b Yarra Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Abbotsford

Period - From 01/04/2025

to

30/06/2025

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	2/11 Nicholson St ABBOTSFORD 3067	\$1,230,000	15/05/2025
2	127 Yarra St ABBOTSFORD 3067	\$1,385,000	11/04/2025
3			

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:

29/07/2025 10:57



3 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
June quarter 2025: \$1,250,000

Comparable Properties



2/11 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 2

Price: \$1,230,000
Method: Private Sale
Date: 15/05/2025
Property Type: Townhouse (Single)



127 Yarra St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3 2 1

Price: \$1,385,000
Method: Private Sale
Date: 11/04/2025
Property Type: Townhouse (Single)
Land Size: 147 sqm approx

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.