

## 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

210A/11 FLOCKHART STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$325,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

308B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$360,000	03-Apr-25
414/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$345,000	17-Feb-25
209/10 TRENNERY CRESCENT ABBOTSFORD VIC 3067	\$357,000	31-May-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: 26 June 2025



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

 1  1  1

Sold Price

**\$360,000**

Sold Date

**03-Apr-25**

Distance

**0.1km**



**414/1 ACACIA PLACE  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price

**\$345,000**

Sold Date

**17-Feb-25**

Distance

**0.66km**



**209/10 TRENERRY CRESCENT  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price

<sup>RS</sup> **\$357,000**

Sold Date

**31-May-25**

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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