

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

501/316 JOHNSTON 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jul 2024

to

30 Jun 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

401/12 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$455,000	06-Feb-25
404/51 NAPOLEON STREET COLLINGWOOD VIC 3066	\$455,000	27-Feb-25
204/80 STANLEY STREET COLLINGWOOD VIC 3066	\$440,000	19-Mar-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: 29 July 2025



**401/12 TRENERRY CRESCENT
ABBOTSFORD VIC 3067**

1 1 1

Sold Price **\$455,000** Sold Date **06-Feb-25**

Distance **0.45km**



**404/51 NAPOLEON STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price Sold Date **27-Feb-25**

Distance **0.85km**



**204/80 STANLEY STREET
COLLINGWOOD VIC 3066**

1 1 1

Sold Price **\$440,000** Sold Date **19-Mar-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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