

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

9/43 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Single price

\$1,110,000

Median sale price

Median price

\$620,000

Property Type

Unit

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	101C/2 Brewery La COLLINGWOOD 3066	\$1,100,000	16/07/2025
2	202/649 Victoria St ABBOTSFORD 3067	\$1,085,000	15/06/2025
3	11a Mayfield St ABBOTSFORD 3067	\$1,045,000	01/05/2025

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:

28/07/2025 10:38

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Indicative Selling Price
\$1,110,000

Median Unit Price
June quarter 2025: \$620,000



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



101C/2 Brewery La COLLINGWOOD 3066 (REI)

Agent Comments

 2  2  1

Price: \$1,100,000
Method: Private Sale
Date: 16/07/2025
Property Type: Apartment



202/649 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments

 2  2  2

Price: \$1,085,000
Method: Private Sale
Date: 15/06/2025
Property Type: Apartment



11a Mayfield St ABBOTSFORD 3067 (REI)

Agent Comments

 2  2  1

Price: \$1,045,000
Method: Private Sale
Date: 01/05/2025
Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8415 6100