

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

Range between

\$1,050,000

&

\$1,090,000

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	202/649 Victoria St ABBOTSFORD 3067	\$1,085,000	15/06/2025
2	11a Mayfield St ABBOTSFORD 3067	\$1,045,000	01/05/2025
3	302/649 Victoria St ABBOTSFORD 3067	\$1,015,000	24/04/2025

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:

06/08/2025 14:27

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2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,090,000

Median Unit Price

June quarter 2025: \$620,000

Comparable Properties



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)



302/649 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 2

Price: \$1,015,000

Method: Private Sale

Date: 24/04/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100