Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 712/1 Acacia Place, Abbotsford Vic 3067

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	veen \$685,000		&		\$750,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Abbotsford
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	606/4 Acacia PI ABBOTSFORD 3067	\$705,000	10/06/2025
2	907/8 Grosvenor St ABBOTSFORD 3067	\$690,000	25/04/2025
3	101B/609 Victoria St ABBOTSFORD 3067	\$678,000	15/04/2025

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:

15/07/2025 10:47









Property Type: Unit Agent Comments

Indicative Selling Price \$685,000 - \$750,000 Median Unit Price June quarter 2025: \$620,000

Comparable Properties

606/4 Acacia PI ABBOTSFORD 3067 (REI) 2 2 2 1	Agent Comments		
Price: \$705,000 Method: Date: 10/06/2025 Property Type: Apartment			
907/8 Grosvenor St ABBOTSFORD 3067 (REI/VG) 2 2 2 1 Price: \$690,000 Method: Private Sale Date: 25/04/2025 Property Type: Apartment	Agent Comments		
101B/609 Victoria St ABBOTSFORD 3067 (REI/VG) 2 2 2 1 Price: \$678,000 Method: Private Sale Date: 15/04/2025 Property Type: Apartment	Agent Comments		

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