

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

31/80 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$790,000

&

\$810,000

Median sale price

Median price

\$519,500

Property Type

Townhouse

Suburb

Abbotsford

Period - From

21/07/2024

to

20/07/2025

Source

Property Data

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	52/84 Trenerry Cr ABBOTSFORD 3067	\$820,000	16/06/2025
2	5/408-422 Victoria St RICHMOND 3121	\$817,500	01/05/2025
3	1/7 Jika PI RICHMOND 3121	\$785,000	05/04/2025

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:

21/07/2025 14:37



2 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$790,000 - \$810,000
Median Townhouse Price
21/07/2024 - 20/07/2025: \$519,500

Comparable Properties



52/84 Trenerry Cr ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$820,000
Method: Sold Before Auction
Date: 16/06/2025
Property Type: Townhouse (Res)



5/408-422 Victoria St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$817,500
Method: Private Sale
Date: 01/05/2025
Property Type: Townhouse (Res)



1/7 Jika PI RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$785,000
Method: Sold Before Auction
Date: 05/04/2025
Property Type: Townhouse (Single)