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	108 Charles Street, Abbotsford Vic 3067
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,250,000	Pro	perty Type	House		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 35 Studley St ABBOTSFORD 3067 \$1,295,000 07/06/2025

		, ,,	
2	51 Turner St ABBOTSFORD 3067	\$1,350,000	27/05/2025
3	130 Vere St ABBOTSFORD 3067	\$1,250,000	09/05/2025

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:	14/07/2025 12:35









Property Type: House **Agent Comments**

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** June quarter 2025: \$1,250,000

Comparable Properties



35 Studley St ABBOTSFORD 3067 (REI)

2

Price: \$1,295,000 Method: Auction Sale Date: 07/06/2025

Property Type: House (Res)

Agent Comments



51 Turner St ABBOTSFORD 3067 (REI)

2

Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 27/05/2025 Property Type: House



130 Vere St ABBOTSFORD 3067 (REI)

Price: \$1,250,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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