

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

802B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

101B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$678,000	15-Apr-25
604B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$658,000	07-May-25
817A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$622,000	12-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 16 June 2025

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**101B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price

RS

\$678,000

Sold Date

15-Apr-25

2

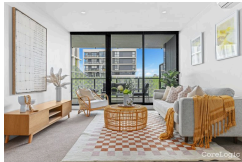


2



1

Distance

0km

**604B/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price

RS

\$658,000

Sold Date

07-May-25

2



2



1

Distance

0km

**817A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**

Sold Price

\$622,000

Sold Date

12-Mar-25

2



2



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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