Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 409/11 Flockhart Street, Abbotsford Vic 3067

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Residential	2	1	0	47	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $380,000 & $418,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $521,000 | Property type Unit | Suburb Abbotsford

Period: from 01/04/2026 to 30/06/2026 | Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	6/11 Flockhart St ABBOTSFORD 3067		
Sale price	$380,000	Date of sale	20/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	1	0	N/A	N/A

Comparable property 2

Address	208/11 Flockhart St ABBOTSFORD 3067		
Sale price	$375,000	Date of sale	07/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	1	0	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

Only two comparable sales have been identified within the prescribed timeframe and location that are considered sufficiently comparable to the property being offered for sale. Both sales have been taken into consideration when determining the estimated selling price. While one comparable property sold slightly below its advertised price range, the sale remains relevant based on its similarities to the subject property.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=d9071babad22f42fb16a856da90a8ce8

409/11 Flockhart Street, Abbotsford Vic 3067

Daniel Finlayson
03 9967 8899
0430 110 348
daniel.finlayson@belleproperty.com



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$380,000 - $418,000
Median Unit Price
June quarter 2026: $521,000

Comparable Properties



6/11 Flockhart St ABBOTSFORD 3067 (REI)

2 1 -

Price: $380,000
Method: Private Sale
Date: 20/04/2026
Property Type: Apartment

Agent Comments

Sold at the lower end of the advertised price range and remains a relevant comparable based on its similar property type, location and key features.



208/11 Flockhart St ABBOTSFORD 3067 (REI)

2 1 -

Price: $375,000
Method: Private Sale
Date: 07/09/2026
Property Type: Apartment

Agent Comments

This property sold slightly below the advertised price range; however, the sale remains relevant as a comparable based on its similarities in property type, location and key features.

Only two comparable sales have been identified within the prescribed timeframe and location that are considered sufficiently comparable to the property being offered for sale. Both sales have been taken into consideration when determining the estimated selling price. While one comparable property sold slightly below its advertised price range, the sale remains relevant based on its similarities to the subject property.

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