

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

36 Lithgow Street, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,232,500

Property Type

House

Suburb

Abbotsford

Period - From

01/07/2024

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	149 Charles St ABBOTSFORD 3067	\$1,225,000	26/05/2025
3	132 Charles St ABBOTSFORD 3067	\$1,272,500	01/05/2025

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:

21/07/2025 16:59



2 2

Property Type: House
Land Size: 124 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2025: \$1,232,500

Comparable Properties



35 Studley St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$1,295,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)



149 Charles St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 -

Price: \$1,225,000
Method: Private Sale
Date: 26/05/2025
Property Type: House



132 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 -

Price: \$1,272,500
Method: Private Sale
Date: 01/05/2025
Property Type: House
Land Size: 158 sqm approx