

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

118/4 ACACIA PLACE 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jul 2024

to

30 Jun 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

310/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$320,000	20-Mar-25
121/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$315,000	28-Mar-25
519/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$316,000	05-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: 10 July 2025



310/1 ACACIA PLACE ABBOTSFORD VIC 3067

1 1 -

Sold Price **\$320,000** Sold Date **20-Mar-25**

Distance **0km**



121/4 ACACIA PLACE ABBOTSFORD VIC 3067

1 1 -

Sold Price **\$315,000** Sold Date **28-Mar-25**

Distance **0km**



519/1 ACACIA PLACE ABBOTSFORD VIC 3067

1 1 -

Sold Price **\$316,000** Sold Date **05-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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