

## 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

46 ABBOTSFORD STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

or range  
between

\$1,280,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

West Melbourne

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

64-66 ABBOTSFORD STREET WEST MELBOURNE VIC 3003	\$1,370,000	16-May-25
GROUND FLOOR/47 BAILLIE STREET NORTH MELBOURNE VIC 3051	\$1,785,000	28-Mar-25
78 HAWKE STREET WEST MELBOURNE VIC 3003	\$1,740,000	24-Feb-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: 11 July 2025