

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

207B/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$395,000

&

\$425,000

Median sale price

Median price \$530,000

Property Type Unit

Suburb Abbotsford

Period - From 24/08/2025

to

23/08/2026

Source Property Data

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	107/6 Acacia PI ABBOTSFORD 3067	\$405,000	10/08/2026
2	1007/1 Acacia PI ABBOTSFORD 3067	\$425,000	05/08/2026
3	613d/615 Victoria St ABBOTSFORD 3067	\$405,000	09/06/2026

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:

24/08/2026 16:13



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

24/08/2025 - 23/08/2026: \$530,000

Comparable Properties



107/6 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 10/08/2026

Property Type: Apartment



1007/1 Acacia PI ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 05/08/2026

Property Type: Apartment



613d/615 Victoria St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 09/06/2026

Property Type: Apartment