

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

220/13 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$675,000

&

\$725,000

Median sale price

Median price

\$529,500

Property Type

Unit

Suburb

Abbotsford

Period - From

22/10/2024

to

21/10/2025

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	166/73 River St RICHMOND 3121	\$710,000	23/09/2025
2	101/5 Kennedy Av RICHMOND 3121	\$700,000	17/09/2025
3	305/63 William St ABBOTSFORD 3067	\$710,000	10/09/2025

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:

22/10/2025 08:22



Property Type:
Agent Comments

Indicative Selling Price
\$675,000 - \$725,000
Median Unit Price
22/10/2024 - 21/10/2025: \$529,500

Comparable Properties



166/73 River St RICHMOND 3121 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 23/09/2025
Property Type: Apartment



101/5 Kennedy Av RICHMOND 3121 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 17/09/2025
Property Type: Apartment



305/63 William St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$710,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: Apartment