

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 804/6 Acacia Place, Abbotsford Vic 3067

Indicative selling price

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

Range between \$695,000 & \$745,000

Median sale price

Median price \$529,500 Property Type Unit Suburb Abbotsford

Period - From 29/10/2024 to 28/10/2025 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	14/343 Church St RICHMOND 3121	\$743,500	06/10/2025
2	1002/8 Grosvenor St ABBOTSFORD 3067	\$735,000	30/09/2025
3	8/35 Waltham St RICHMOND 3121	\$732,500	18/09/2025

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: 29/10/2025 14:57



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$695,000 - \$745,000

Median Unit Price

29/10/2024 - 28/10/2025: \$529,500

Comparable Properties



14/343 Church St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$743,500

Method: Sold Before Auction

Date: 06/10/2025

Property Type: Apartment



1002/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 2

Price: \$735,000

Method: Private Sale

Date: 30/09/2025

Property Type: Apartment



8/35 Waltham St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$732,500

Method: Sold Before Auction

Date: 18/09/2025

Property Type: Apartment

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