

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 137/56 Nicholson Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$885,000 & \$925,000

Median sale price

Median price \$1,392,000 Property Type House Suburb Abbotsford

Period - From 11/05/2025 to 10/05/2026 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	12/85 Nicholson St ABBOTSFORD 3067	\$940,000	15/04/2026
2	220/11 Lithgow St ABBOTSFORD 3067	\$930,000	13/12/2025
3	79 Nicholson St ABBOTSFORD 3067	\$935,000	29/11/2025

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: 11/05/2026 13:25



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$885,000 - \$925,000

Median House Price

11/05/2025 - 10/05/2026: \$1,392,000

Comparable Properties



12/85 Nicholson St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$940,000

Method: Private Sale

Date: 15/04/2026

Property Type: Townhouse (Single)



220/11 Lithgow St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$930,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Apartment



79 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 2

Price: \$935,000

Method: Private Sale

Date: 29/11/2025

Property Type: Townhouse (Single)