

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

A403/609 Victoria Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$660,000 & \$725,000

Median sale price

Median price \$521,000 Property Type Unit Suburb Abbotsford

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	903D/21 Robert St COLLINGWOOD 3066	\$685,000	17/06/2026
2	212/172 Lennox St RICHMOND 3121	\$700,000	29/05/2026
3	308/339 Burnley St RICHMOND 3121	\$720,000	23/03/2026

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:

15/07/2026 09:34



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000 - \$725,000

Median Unit Price

June quarter 2026: \$521,000

Comparable Properties



903D/21 Robert St COLLINGWOOD 3066 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$685,000

Method: Private Sale

Date: 17/06/2026

Property Type: Apartment



212/172 Lennox St RICHMOND 3121 (REI)

Agent Comments

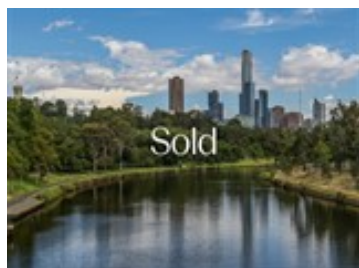
 2
  2
  1

Price: \$700,000

Method: Private Sale

Date: 29/05/2026

Property Type: Apartment



308/339 Burnley St RICHMOND 3121 (REI)

Agent Comments

 2
  2
  1

Price: \$720,000

Method: Private Sale

Date: 23/03/2026

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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