

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

504/6 ACACIA PLACE ABBOTSFORD VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

103/13 ACACIA PLACE ABBOTSFORD VIC 3067	\$686,000	13-May-26
2/10 ELAINE COURT RICHMOND VIC 3121	\$780,000	24-Jun-26
40/659 VICTORIA STREET ABBOTSFORD VIC 3067	\$775,000	19-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 21 August 2026

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Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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Address of comparable property

Price

Date of sale

719/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$420,000	31-Mar-26
1007/1 ACACIA PLACE ABBOTSFORD VIC 3067	\$425,000	05-Aug-26
119/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$383,500	16-Jun-26

OR

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