

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

1/627 VICTORIA STREET 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2024

to

31 Aug 2025

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

811/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$316,000	08-Apr-25
4/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$490,000	04-Aug-25
9/627 VICTORIA STREET ABBOTSFORD VIC 3067	\$330,000	11-May-25

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: 23 September 2025



**811/11 SHAMROCK STREET
ABBOTSFORD VIC 3067**

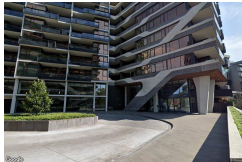
1 1 -

Sold Price

\$316,000

Sold Date **08-Apr-25**

Distance **0.09km**



**4/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

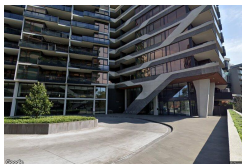
1 1 -

Sold Price

\$490,000

Sold Date **04-Aug-25**

Distance **0km**



**9/627 VICTORIA STREET
ABBOTSFORD VIC 3067**

1 1 -

Sold Price

\$330,000

Sold Date **11-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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