

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

2a Park Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,440,000

Property Type House

Suburb Abbotsford

Period - From 01/07/2025

to

30/09/2025

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	1/4 Gardner St RICHMOND 3121	\$1,250,000	04/11/2025
2	7/33 York St RICHMOND 3121	\$1,286,000	04/09/2025
3	6/33 York St RICHMOND 3121	\$1,205,000	09/08/2025

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:

18/11/2025 12:45



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Property Type:

Townhouse/Terrace

Agent Comments

Owner Corp fees: approx. \$2000 / Year Council rate: approx. \$3100 / Year. Built around 2011. Rental potential: approx. \$1050/week.

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2025: \$1,440,000

Comparable Properties

**1/4 Gardner St RICHMOND 3121 (REI)**

Agent Comments

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  2

Price: \$1,250,000**Method:** Sold Before Auction**Date:** 04/11/2025**Property Type:** Townhouse (Res)**7/33 York St RICHMOND 3121 (REI/VG)**

Agent Comments

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  1

Price: \$1,286,000**Method:** Auction Sale**Date:** 04/09/2025**Property Type:** Townhouse (Res)**6/33 York St RICHMOND 3121 (REI/VG)**

Agent Comments

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  2
  2

Price: \$1,205,000**Method:** Auction Sale**Date:** 09/08/2025**Property Type:** Townhouse (Res)

Account - The One Real Estate (AU) | P: 03 7007 5707