

48Statement 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 **909B / 8 Grosvenor 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 \$450,000 \$470,000

Median sale price

Median price Property type Suburb

Period - From to Source

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
C104/5 Flockhart Street, Abbotsford, Vic 3067	\$460,000	17 Sep 2025
306a/8 Grosvenor Street, Abbotsford, Vic 3067	\$468,000	21 Jan 2026
E116/11 Flockhart Street, Abbotsford, Vic 3067	\$462,000	30 Jan 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: