

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

6 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 \$1,348,500

Property Type House

Suburb Abbotsford

Period - From 01/10/2025

to

31/12/2025

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	10 Federation La ABBOTSFORD 3067	\$1,236,000	21/02/2026
2	2a Park St ABBOTSFORD 3067	\$1,260,000	11/12/2025
3	3/34 Groom St CLIFTON HILL 3068	\$1,300,000	19/09/2025

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:

27/02/2026 08:08



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Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 December quarter 2025: \$1,348,500

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.

Comparable Properties



10 Federation La ABBOTSFORD 3067 (REI)

Agent Comments

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Price: \$1,236,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Res)



2a Park St ABBOTSFORD 3067 (REI)

Agent Comments

 3
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  2

Price: \$1,260,000
Method: Sold Before Auction
Date: 11/12/2025
Property Type: Townhouse (Res)



3/34 Groom St CLIFTON HILL 3068 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 19/09/2025
Property Type: Townhouse (Res)