

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

208/11 Flockhart St, 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

\$380,000

\$400,000

Median sale price

Median price

\$600,000

Property type

apartment

Suburb

Abbotsford 3067

Period - From

01 June
2025

to

31 May
2026

Source

REA

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
ELG06/11 Flockhart Street, Abbotsford, Vic 3067	\$380,000	20 Apr 2026
E220/11 Flockhart Street, Abbotsford, Vic 3067	\$400,000	18 Mar 2026
E617/11 Flockhart Street, Abbotsford, Vic 3067	\$400,000	18 May 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: 18/06/2026 15:30