

## 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

125/6 ACACIA PLACE ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$509,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

108/125 TURNER STREET ABBOTSFORD VIC 3067	\$390,000	17-Sep-24
4/92-94 CHARLES STREET ABBOTSFORD VIC 3067	\$385,000	15-Oct-24
708/11 SHAMROCK STREET ABBOTSFORD VIC 3067	\$385,000	11-Sep-24

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: 28 February 2025

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**108/125 TURNER STREET  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$390,000** Sold Date **17-Sep-24**

Distance **1.76km**



**4/92-94 CHARLES STREET  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$385,000** Sold Date **15-Oct-24**

Distance **1.74km**



**708/11 SHAMROCK STREET  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price Sold Date **11-Sep-24**

Distance **0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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