

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 1002/ 20 Shamrock Street, Abbotsford VIC 3067

Indicative selling price

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

Indication price range \$1,000,000 to \$1,100,000

Median sale price

Median price \$595,000

Property type Unit

Suburb Abbotsford

Period - From 17/06/2025

to

17/06/2026

Source Propertydata.com.au

Comparable property sales

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	6/ 85 Nicholson Street, Abbotsford Vic 3067	\$970,000	18/04/2026
2	139/ Nicholson Street, Abbotsford Vic 3067	\$1,050,000	08/04/2026
3	121/ 6 Lord Street, Richmond Vic 3121	\$965,000	18/03/2026

This Statement of Information was prepared on: 17/ 06/ 2026