

# 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

704/20 Shamrock Street, Abbotsford Vic 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Abbotsford

Period - From

03/09/2025

to

02/09/2026

Source

Property Data

### 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 | 814/20 Shamrock St ABBOTSFORD 3067   | \$410,000 | 17/07/2026   |
| 2 | 310B/11 Flockhart St ABBOTSFORD 3067 | \$297,000 | 30/04/2026   |
| 3 | 416/11 Shamrock St ABBOTSFORD 3067   | \$360,000 | 29/04/2026   |

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:

03/09/2026 15:35



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

03/09/2025 - 02/09/2026: \$500,000

## Comparable Properties

814/20 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$410,000

Method:

Date: 17/07/2026

Property Type: Apartment

310B/11 Flockhart St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$297,000

Method: Sale

Date: 30/04/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

416/11 Shamrock St ABBOTSFORD 3067 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 29/04/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Barry Plant | P: 03 9874 3355