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	802B/609-615 VICTORIA STREET 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	$660,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$540,000	Property type	Unit	Suburb	Abbotsford
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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
505A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	$618,000	29-May-26
608A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	$555,000	08-Jun-26
610A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	$605,000	11-Aug-26

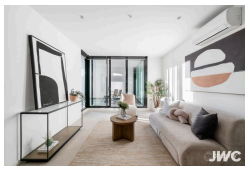
OR

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: 13 August 2026

CORE REALTY

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505A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067

2 2 1

Sold Price **$618,000** Sold Date **29-May-26**

Distance **0km**

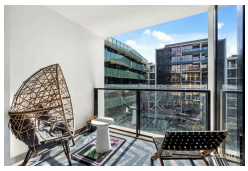


608A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067

2 2 1

Sold Price **$555,000** Sold Date **08-Jun-26**

Distance **0km**



610A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067

2 2 1

Sold Price RS **$605,000** Sold Date **11-Aug-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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