

## 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

210A/11 FLOCKHART 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$315,000

&

\$345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Abbotsford

Period-from

01 Aug 2024

to

31 Jul 2025

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 414/1 ACACIA PLACE ABBOTSFORD VIC 3067           | \$345,000 | 17-Feb-25 |
| 308B/609-615 VICTORIA STREET ABBOTSFORD VIC 3067 | \$360,000 | 03-Apr-25 |
|                                                  |           |           |

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: 06 August 2025



**414/1 ACACIA PLACE  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$345,000** Sold Date **17-Feb-25**

Distance **0.66km**



**308B/609-615 VICTORIA STREET  
ABBOTSFORD VIC 3067**

 1  1  1

Sold Price **\$360,000** Sold Date **03-Apr-25**

Distance **0.1km**

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

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