

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

808/20 SHAMROCK 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jun 2025

to

31 May 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

101/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$491,000	01-Jun-26
232/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$545,000	22-Dec-25
1107/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$605,000	02-Mar-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: 18 June 2026


**101/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**
 2  2  1

Sold Price

^{RS}
\$491,000

Sold Date

01-Jun-26

Distance

0km

**232/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**
 2  2  1

Sold Price

\$545,000

Sold Date

22-Dec-25

Distance

0km

**1107/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**
 2  2  1

Sold Price

\$605,000

Sold Date

02-Mar-26

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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