

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

313/251 JOHNSTON 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Jul 2025

to

30 Jun 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

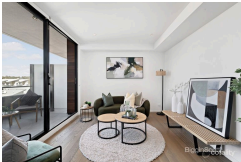
Date of sale

415/251 JOHNSTON STREET ABBOTSFORD VIC 3067	\$670,000	01-Apr-26
408/88 TRENERRY CRESCENT ABBOTSFORD VIC 3067	\$675,000	20-Mar-26
205/60 ISLINGTON STREET COLLINGWOOD VIC 3066	\$635,000	04-Apr-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: 28 July 2026

	415/251 JOHNSTON STREET ABBOTSFORD VIC 3067	Sold Price	\$670,000	Sold Date	01-Apr-26
	 2  2  1			Distance	0km
	408/88 TRENERRY CRESCENT ABBOTSFORD VIC 3067	Sold Price	\$675,000	Sold Date	20-Mar-26
	 2  2  1			Distance	0.46km
	205/60 ISLINGTON STREET COLLINGWOOD VIC 3066	Sold Price	\$635,000	Sold Date	04-Apr-26
	 2  2  1			Distance	0.68km

RS = Recent sale UN = Undisclosed Sale

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