

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

428/20 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Abbotsford

Period-from

01 Sep 2025

to

31 Aug 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

826/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$650,000	13-Jul-26
608A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$555,000	08-Jun-26
101/20 SHAMROCK STREET ABBOTSFORD VIC 3067	\$491,000	31-May-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: 03 September 2026



**826/20 SHAMROCK STREET
 ABBOTSFORD VIC 3067**

 2  2  1

Sold Price **\$650,000** Sold Date **13-Jul-26**

Distance **0km**



**608A/609-615 VICTORIA STREET
 ABBOTSFORD VIC 3067**

 2  2  1

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

Distance **0.1km**



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

 2  2  1

Sold Price **\$491,000** Sold Date **31-May-26**

Distance **0km**

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

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