

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

723/20 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

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
610A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$605,000	03-Jul-26
505A/609-615 VICTORIA STREET ABBOTSFORD VIC 3067	\$618,000	29-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: 11 September 2026


**826/20 SHAMROCK STREET
ABBOTSFORD VIC 3067**
 2  2  1

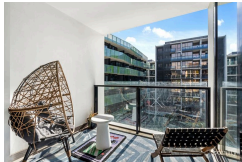
Sold Price

\$650,000

Sold Date

13-Jul-26

Distance

0km

**610A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**
 2  2  1

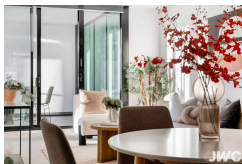
Sold Price

\$605,000

Sold Date

03-Jul-26

Distance

0.1km

**505A/609-615 VICTORIA STREET
ABBOTSFORD VIC 3067**
 2  2  1

Sold Price

\$618,000

Sold Date

29-May-26

Distance

0.1km
RS = Recent sale

UN = Undisclosed Sale

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