

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 210/11 SHAMROCK STREET, Abbotsford, VIC 3067

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$330,000

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\$350,000

Median sale price

Median price

\$385,000

Property Type

Apartment

Suburb

Abbotsford (3067)

Period - From

01/01/2026

to

01/03/2026

Source

REA

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
911/615 VICTORIA STREET, ABBOTSFORD VIC 3067	\$340,000	29/10/2025
814c/11 Shamrock Street, Abbotsford, Vic 3067	\$330,000	10/10/2025
711/11 SHAMROCK STREET, ABBOTSFORD VIC 3067	\$330,000	25/02/2026

This Statement of Information was prepared on: 29/04/2026