

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 812/11 Shamrock Street, Abbotsford, VIC 3067

Indicative selling price

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

Price Range

\$320,000

&

\$340,000

Median sale price

Median price

\$396,500

Property Type

Apartment

Suburb

Abbotsford (3067)

Period - From

01/03/2025

to

01/02/2026

Source

REA

Comparable property sales

A

These are two 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

Address of comparable property	Price	Date of sale
711/11 SHAMROCK STREET, ABBOTSFORD VIC 3067	\$330,000	25/02/2026
809/11 SHAMROCK STREET, ABBOTSFORD VIC 3067	\$331,888	17/10/2025

B

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13/04/2026