

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	610/11 Flockhart Street, Abbotsford, Vic 3067
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Indicative selling price

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

range between	\$450,000	&	\$485,000
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Median sale price

Median price	\$529,750	Property type	Unit	Suburb	Abbotsford
Period - From	01/01/2025	to	31/12/2025	Source	 PropTrack

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 six 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
507/11 Flockhart Street, Abbotsford, VIC 3067	\$455,000	22/09/2025
306a/8 Grosvenor Street, Abbotsford, VIC 3067	\$468,000	21/01/2026
C104/5 Flockhart Street, Abbotsford, VIC 3067	\$460,000	17/09/2025

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 six months.

This Statement of Information was prepared on: 22/01/2026