

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

904/10 Trenerry Crescent, Abbotsford Vic 3067

Indicative selling price

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

Range between

\$475,000

&

\$500,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Abbotsford

Period - From

01/07/2024

to

30/06/2025

Source

REIV

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
1	203R/88 Trenerry Cr ABBOTSFORD 3067	\$477,000	11/09/2025
2	1104D/21 Robert St COLLINGWOOD 3066	\$488,000	08/08/2025
3	2/31 George St FITZROY 3065	\$495,000	29/07/2025

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:

01/10/2025 16:08



Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$500,000
Median Unit Price
Year ending June 2025: \$570,000

Comparable Properties



203R/88 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$477,000
Method: Private Sale
Date: 11/09/2025
Property Type: Apartment



1104D/21 Robert St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$488,000
Method: Private Sale
Date: 08/08/2025
Property Type: Apartment



2/31 George St FITZROY 3065 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 29/07/2025
Property Type: Apartment