

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

108/1 Turner Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$517,250

Property Type Unit

Suburb Abbotsford

Period - From 29/04/2024

to 28/04/2025

Source Property Data

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	707/8 Grosvenor St ABBOTSFORD 3067	\$615,000	10/03/2025
2	4/165 Noone St CLIFTON HILL 3068	\$620,000	25/02/2025
3	818A/609 Victoria St ABBOTSFORD 3067	\$628,000	09/11/2024

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:

29/04/2025 12:16



2 2 1

Property Type: Apartment
Land Size: 70 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
29/04/2024 - 28/04/2025: \$517,250

Comparable Properties



707/8 Grosvenor St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$615,000
Method: Private Sale
Date: 10/03/2025
Property Type: Apartment



4/165 Noone St CLIFTON HILL 3068 (REI/VG)

Agent Comments

2 2 1

Price: \$620,000
Method: Private Sale
Date: 25/02/2025
Property Type: Apartment



818A/609 Victoria St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$628,000
Method: Private Sale
Date: 09/11/2024
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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