

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 46 WILLIAM STREET, ABBOTSFORD, VIC 3067

Indicative selling price

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

Price Range: \$2,500,000 to \$2,750,000

Median sale price

Median price: \$1,202,000
Property type: House
Suburb: ABBOTSFORD
Period: 01 July 2025 to 30 September 2025
Source: pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 LAVER ST, KEW, VIC 3101	\$2,700,000	18/10/2025
86 COPPIN ST, RICHMOND, VIC 3121	\$2,662,500	19/08/2025
8 YOUNG ST, KEW, VIC 3101	\$2,750,000	21/05/2025

This Statement of Information was prepared on: 28/10/2025