

## 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

4 YARRA STREET ABBOTSFORD VIC 3067

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,271,750

Property type

House

Suburb

Abbotsford

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

41-43 RAPHAEL STREET ABBOTSFORD VIC 3067	\$1,485,000	04-Feb-26
74 YARRA STREET ABBOTSFORD VIC 3067	\$1,415,000	21-Feb-26
11 PATERSON STREET ABBOTSFORD VIC 3067	\$1,305,000	25-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 31 March 2026

**41-43 RAPHAEL STREET  
ABBOTSFORD VIC 3067**

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Sold Price **\$1,485,000** Sold Date **04-Feb-26**Distance **0.45km****74 YARRA STREET ABBOTSFORD  
VIC 3067**

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Sold Price <sup>RS</sup> **\$1,415,000** Sold Date **21-Feb-26**Distance **0.27km****11 PATERSON STREET  
ABBOTSFORD VIC 3067**

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Sold Price **\$1,305,000** Sold Date **25-Oct-25**Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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