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	329/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Single price	$499,000

Median sale price

Median price	$537,000	Property Type	Unit	Suburb	Abbotsford
Period - From	19/05/2025	to	18/05/2026	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	102/486 Victoria St RICHMOND 3121	$505,000	05/05/2026
2	1006/20 Shamrock St ABBOTSFORD 3067	$517,000	02/04/2026
3	404/5 Flockhart St ABBOTSFORD 3067	$460,000	16/03/2026

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: 19/05/2026 08:45

329/20 Shamrock Street, Abbotsford Vic 3067



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$499,000
Median Unit Price
19/05/2025 - 18/05/2026: $537,000

Comparable Properties



102/486 Victoria St RICHMOND 3121 (REI)

2 2 1

Price: $505,000
Method: Private Sale
Date: 05/05/2026
Property Type: Apartment

Agent Comments



1006/20 Shamrock St ABBOTSFORD 3067 (REI)

2 1 1

Price: $517,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment

Agent Comments



404/5 Flockhart St ABBOTSFORD 3067 (VG)

2 - -

Price: $460,000
Method: Sale
Date: 16/03/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614

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