

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

1006/20 Shamrock Street, Abbotsford Vic 3067

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$537,000

Property Type Unit

Suburb Abbotsford

Period - From 24/02/2025

to 23/02/2026

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	109/11 Flockhart St ABBOTSFORD 3067	\$530,000	08/02/2026
2	103C/11 Shamrock St ABBOTSFORD 3067	\$550,000	10/12/2025
3	1005/20 Shamrock St ABBOTSFORD 3067	\$490,000	03/09/2025

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:

24/02/2026 15:17



2
 1
 1

Property Type: Apartment (Res)

Land Size: 60 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

24/02/2025 - 23/02/2026: \$537,000

Comparable Properties



109/11 Flockhart St ABBOTSFORD 3067 (REI)

Agent Comments

2
 2
 1

Price: \$530,000

Method: Private Sale

Date: 08/02/2026

Property Type: Apartment



103C/11 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments

2
 2
 1

Price: \$550,000

Method: Private Sale

Date: 10/12/2025

Property Type: Apartment



1005/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2
 1
 1

Price: \$490,000

Method: Private Sale

Date: 03/09/2025

Property Type: Apartment

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