

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$529,500

Property Type

Unit

Suburb

Abbotsford

Period - From

22/10/2024

to

21/10/2025

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	706/4 Acacia PI ABBOTSFORD 3067	\$588,000	25/08/2025
2	206/6 Acacia PI ABBOTSFORD 3067	\$625,000	23/07/2025
3	622/4 Acacia PI ABBOTSFORD 3067	\$610,000	15/07/2025

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:

22/10/2025 14:39



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2 2 1

Property Type: Apartment
Land Size: 65 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
22/10/2024 - 21/10/2025: \$529,500

Comparable Properties

706/4 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 1

Price: \$588,000
Method: Private Sale
Date: 25/08/2025
Property Type: Apartment



206/6 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 2 1

Price: \$625,000
Method: Private Sale
Date: 23/07/2025
Rooms: 4
Property Type: Apartment



622/4 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

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



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