#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

2409/135 A'Beckett Street, Melbourne Vic 3000

#### Indicative selling price

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

Range between \$430,000	&	\$460,000
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#### Median sale price

Median price	\$447,000	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

#### 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

	aress of comparable property	1 1100	Date of Sale
1	5807/135 Abeckett St MELBOURNE 3000	\$428,000	03/06/2025
2	5401/135 Abeckett St MELBOURNE 3000	\$408,888	08/04/2025
3	1301/135 Abeckett St MELBOURNE 3000	\$405,000	29/03/2025

#### 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:	11/06/2025 10:54

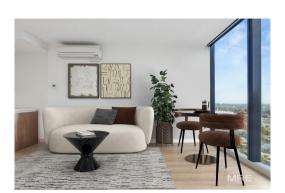


Date of sale



Jake Hu 0488 028 978 jake@melbournerealestate.com.au

> **Indicative Selling Price** \$430,000 - \$460,000 **Median Unit Price** March quarter 2025: \$447,000





Property Type: Apartment Land Size: 48 sqm approx **Agent Comments** 

## Comparable Properties



5807/135 Abeckett St MELBOURNE 3000 (REI)

Price: \$428,000 Method: Private Sale Date: 03/06/2025

**Property Type:** Apartment

**Agent Comments** 

5401/135 Abeckett St MELBOURNE 3000 (VG)





Agent Comments

Price: \$408,888 Method: Sale Date: 08/04/2025

Property Type: Flat/Unit/Apartment (Res)

1301/135 Abeckett St MELBOURNE 3000 (REI/VG)



Price: \$405,000 Method: Private Sale Date: 29/03/2025

Property Type: Apartment

**Agent Comments** 

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



