

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

2706/60 A'beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$399,000 & \$438,900

Median sale price

Median price \$488,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 30/06/2025 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		Price	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:

16/07/2025 11:56



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1 bed 1 bath 0 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$399,000 - \$438,900
Median Unit Price
June quarter 2025: \$488,000

Comparable Properties



5807/135 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath - car

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

5401/135 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

1 bed - bath - car

Price: \$408,888
Method: Sale
Date: 08/04/2025
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

1 bed 1 bath - car

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

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



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