

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 2806/81 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2025 to 31/12/2025 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	5410/135 Abeckett St MELBOURNE 3000	\$505,000	27/11/2025
2	1116/135 Abeckett St MELBOURNE 3000	\$480,000	20/11/2025
3	5502/135 Abeckett St MELBOURNE 3000	\$500,000	30/09/2025

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: 03/03/2026 15:29



Property Type: Strata Unit/Flat

Land Size: 57.6 sqm approx

Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

December quarter 2025: \$500,000

Comparable Properties



5410/135 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 27/11/2025

Property Type: Apartment



1116/135 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment



5502/135 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 30/09/2025

Property Type: Apartment