

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

1505/228 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$478,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2025 to 30/06/2026 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	1407/618 Lonsdale St MELBOURNE 3000	\$560,000	16/07/2026
2	1510S/883 Collins St DOCKLANDS 3008	\$570,000	07/07/2026
3	1106/241 City Rd SOUTHBANK 3006	\$525,000	22/04/2026

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:

04/08/2026 15:49



Rooms: 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$525,000 - \$575,000

Median Unit Price

Year ending June 2026: \$478,000

Comparable Properties



1407/618 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 16/07/2026

Property Type: Apartment



1510S/883 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 07/07/2026

Property Type: Apartment



1106/241 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment