

# 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

4209/135 A'Beckett Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$530,000

### Median sale price

Median price \$485,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2025

to 31/03/2026

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 | 2302/31 Abeckett St MELBOURNE 3000        | \$505,000 | 07/05/2026   |
| 2 | 2501/283 City Rd SOUTHBANK 3006           | \$500,000 | 17/04/2026   |
| 3 | 710/83 Flemington Rd NORTH MELBOURNE 3051 | \$500,000 | 13/04/2026   |

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:

22/06/2026 16:11



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$530,000  
**Median Unit Price**  
Year ending March 2026: \$485,000

## Comparable Properties



**2302/31 Abeckett St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 07/05/2026  
**Property Type:** Apartment



**2501/283 City Rd SOUTHBANK 3006 (REI)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 17/04/2026  
**Property Type:** Apartment



**710/83 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 13/04/2026  
**Property Type:** Apartment

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