

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

Single price

\$518,888

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2026

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	2512/155 Franklin St MELBOURNE 3000	\$530,000	29/07/2026
2	5406/135 Abeckett St MELBOURNE 3000	\$525,000	15/06/2026
3	5405/135 Abeckett St MELBOURNE 3000	\$500,000	05/03/2026

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:

04/09/2026 11:49



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$518,888
Median Unit Price
June quarter 2026: \$470,000

Comparable Properties



2512/155 Franklin St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 29/07/2026
Property Type: Apartment



5406/135 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$525,000
Method: Private Sale
Date: 15/06/2026
Property Type: Apartment



5405/135 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$500,000
Method: Private Sale
Date: 05/03/2026
Property Type: Apartment