Statement of Information

# Single residential property located in the Melbourne metropolitan area

MICM

**Section 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 2106/181 ABeckett Street, Melbourne, 3000 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $290,000.00 | & | $315,000.00 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $520,000.00 | Property type | Unit/Apartment | Suburb | MELBOURNE |
| Period - From | Jan 2025 | to | Jan 2026 | Source | Property Data |

## Comparable property sales

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 |
|---|---|---|
| 914/228 ABeckett St MELBOURNE 3000 | $306,000.00 | 6/11/2025 |
| 302/31 Abeckett St MELBOURNE 3000 | $315,000.00 | 24/10/2025 |
| 3704/120 Abeckett St MELBOURNE 3000 | $300,000.00 | 21/08/2025 |

This Statement of Information was prepared on: Tuesday 27th January 2026