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	911/181 Abeckett Street, Melbourne, 3000

Indicative selling price

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

Single price		or range between	$230,000.00	& $250,000.00

Median sale price

Median price	$408,888.00	Property type	Unit/Apartment	Suburb	MELBOURNE
Period - From	Nov 2024	to	Oct 2025	Source	Cotality

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
405/181 A'BECKETT STREET MELBOURNE VIC 3000	$240,000.00	23/05/2025
406/181 A'BECKETT STREET MELBOURNE VIC 3000	$245,000.00	30/07/2025
1103/181 A'BECKETT STREET MELBOURNE VIC 3000	$238,000.00	26/06/2025

This Statement of Information was prepared on: Wednesday 05th November 2025