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	1312/181 A'beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between $280,000 & $308,000

Median sale price

Median price $520,000 Property Type Unit Suburb Melbourne

Period - From 03/03/2025 to 02/03/2026 Source Property Data

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	2203/181 Abeckett St MELBOURNE 3000	$285,000	25/11/2025
2	914/228 ABeckett St MELBOURNE 3000	$306,000	06/11/2025
3	1507/25 Wills St MELBOURNE 3000	$315,000	04/12/2025

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: 03/03/2026 14:42

1312/181 A'beckett Street, Melbourne Vic 3000



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$280,000 - $308,000
Median Unit Price
03/03/2025 - 02/03/2026: $520,000

Comparable Properties



2203/181 Abeckett St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $285,000
Method: Private Sale
Date: 25/11/2025
Property Type: Apartment

Agent Comments

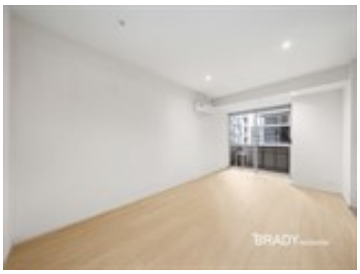


914/228 ABeckett St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $306,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment
Land Size: 42.20 sqm approx

Agent Comments



1507/25 Wills St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $315,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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