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	1/12a Abeckett Street, Prahran Vic 3181

Indicative selling price

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

Single price $740,000

Median sale price

Median price $557,750 Property Type Unit Suburb Prahran

Period - From 01/10/2024 to 31/12/2024 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	13/36 Kensington Rd SOUTH YARRA 3141	$700,000	14/12/2024
2	6/304 Dandenong Rd ST KILDA EAST 3183	$743,000	06/12/2024
3			

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: 26/02/2025 14:45

1/12a Abeckett Street, Prahran Vic 3181



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$740,000
Median Unit Price
December quarter 2024: $557,750

Comparable Properties



13/36 Kensington Rd SOUTH YARRA 3141 (REI)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Apartment

Agent Comments



6/304 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $743,000
Method: Private Sale
Date: 06/12/2024
Property Type: Apartment

Agent Comments

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.

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