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	2009/181 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between $245,000 & $265,000

Median sale price

Median price $488,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 30/06/2025 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	1407/181 Abeckett St MELBOURNE 3000	$245,000	07/08/2025
2	406/181 Abeckett St MELBOURNE 3000	$245,000	05/08/2025
3	1015/250 Elizabeth St MELBOURNE 3000	$262,000	19/05/2025

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: 14/09/2025 22:45

2009/181 Abeckett Street, Melbourne Vic 3000



1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$245,000 - $265,000
Median Unit Price
June quarter 2025: $488,000

Comparable Properties

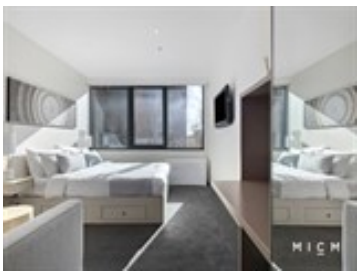


1407/181 Abeckett St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $245,000
Method: Private Sale
Date: 07/08/2025
Property Type: Apartment

Agent Comments



406/181 Abeckett St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $245,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment

Agent Comments



1015/250 Elizabeth St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $262,000
Method: Private Sale
Date: 19/05/2025
Property Type: Apartment

Agent Comments

Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822

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