

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 3003/81 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Melbourne

Period - From 11/06/2025

to 10/06/2026

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	1605/318 Queen St MELBOURNE 3000	\$530,000	27/05/2026
2	2302/31 Abeckett St MELBOURNE 3000	\$505,000	07/05/2026
3	2903/81 Abeckett St MELBOURNE 3000	\$460,000	24/03/2026

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:

11/06/2026 15:55



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$530,000

Median Unit Price

11/06/2025 - 10/06/2026: \$500,000

Comparable Properties



1605/318 Queen St MELBOURNE 3000 (REI)

Agent Comments

2 2 -

Price: \$530,000

Method: Private Sale

Date: 27/05/2026

Property Type: Apartment



2302/31 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

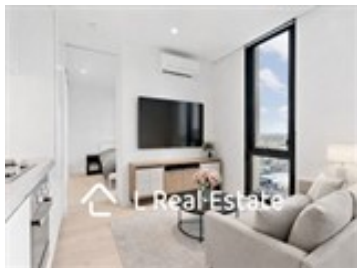
2 1 1

Price: \$505,000

Method: Private Sale

Date: 07/05/2026

Property Type: Apartment



2903/81 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$460,000

Method: Private Sale

Date: 24/03/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355