

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

108/99 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$395,000

&

\$434,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Melbourne

Period - From

07/07/2025

to

06/07/2026

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	619/838 Bourke St DOCKLANDS 3008	\$430,000	01/07/2026
2	603/139 Bourke St MELBOURNE 3000	\$400,000	19/06/2026
3	2506/7 Katherine PI MELBOURNE 3000	\$405,000	02/04/2026

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:

07/07/2026 12:55

108/99 Abeckett Street, Melbourne Vic 3000



 2  1  0

Property Type: Apartment
Land Size: 58 approx sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$434,000
Median Unit Price
07/07/2025 - 06/07/2026: \$500,000

Comparable Properties



619/838 Bourke St DOCKLANDS 3008 (REI)

Agent Comments

 2  1  -

Price: \$430,000
Method: Private Sale
Date: 01/07/2026
Property Type: Apartment



603/139 Bourke St MELBOURNE 3000 (REI)

Agent Comments

 2  1  -

Price: \$400,000
Method: Private Sale
Date: 19/06/2026
Property Type: Apartment



2506/7 Katherine Pl MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  -

Price: \$405,000
Method: Private Sale
Date: 02/04/2026
Rooms: 4
Property Type: Apartment

Account - Melbourne Boutique Property



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