# **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	1613/80 Abeckett Street, Melbourne, VIC 3000
postcode	

# Indicative selling price

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

Price Range \$3	320,000	&	\$335,000
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#### Median sale price

Median price	\$406,500		Property Type	Apart	ment	Suburb	Melbourne (3000)
Period - From	05/06/2023	to	05/06/2024	Source	REA		

# **Comparable property sales**

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
2304/380 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$330,000	15/07/2025
805/380 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$320,000	01/07/2025
L14 1408/25 WILLS STREET, MELBOURNE VIC 3000	\$330,000	15/07/2025

This Statement of Information was prepared on:	30/10/2025

