

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

2105/157 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$475,000

&

\$522,500

Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2024

to

30/09/2025

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	5903/81 Abeckett St MELBOURNE 3000	\$514,000	23/06/2025
2	1510/135 Abeckett St MELBOURNE 3000	\$475,000	02/06/2025
3	2410/135 Abeckett St MELBOURNE 3000	\$475,000	02/06/2025

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:

03/11/2025 16:08



2 1 0

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$475,000 - \$522,500
Median Unit Price
Year ending September 2025: \$465,000

Comparable Properties



5903/81 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 0

Price: \$514,000
Method: Private Sale
Date: 23/06/2025
Property Type: Apartment

1510/135 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

2 0 0

Price: \$475,000
Method: Sale
Date: 02/06/2025
Property Type: Flat/Unit/Apartment (Res)



2410/135 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 0

Price: \$475,000
Method: Private Sale
Date: 02/06/2025
Property Type: Apartment