

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 2310/181 ABeckett Street, Melbourne, 3000

Indicative selling price

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

Single price \$245,000.00

Median sale price

Median price \$488,000.00 Property type Unit/Apartment Suburb MELBOURNE

Period - From Apr 2025 to Jun 2025 Source REIV

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
1407/181 Abeckett St MELBOURNE 3000	\$245,000.00	7/08/2025
406/181 Abeckett St MELBOURNE 3000	\$245,000.00	5/08/2025
1103/181 Abeckett St MELBOURNE 3000	\$238,000.00	26/06/2025

This Statement of Information was prepared on: Saturday 30th August 2025