

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	2813/120 Abeckett Street, Melbourne, VIC 3000
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Indicative selling price

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

Price Range	\$380,000	&	\$400,000
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	28/04/2024	to	28/04/2025	Source	www.propertydata.com.au

Comparable property sales

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
1105/120 ABECKETT STREET, MELBOURNE VIC 3000	\$410,000	29/08/2022
3312/120 ABECKETT STREET, MELBOURNE VIC 3000	\$410,000	19/01/2022
L38 3812/120 ABECKETT STREET, MELBOURNE VIC 3000	\$410,000	19/01/2022

This Statement of Information was prepared on: 28/04/2025