

## 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 1303/31 Abeckett Street, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$300,000

&

\$319,990

### Median sale price

Median price

\$500,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

24/03/2025

to

24/03/2026

Source

REIV

### Comparable property sales

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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
210/120 ABECKETT STREET, MELBOURNE VIC 3000	\$328,000	20/03/2026
1405/80 ABECKETT STREET, MELBOURNE VIC 3000	\$320,000	23/12/2025
914/228 ABECKETT STREET, MELBOURNE VIC 3000	\$306,000	06/11/2025

This Statement of Information was prepared on: 09/05/2026

