

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 1705/31 A'beckett Street, Melbourne Vic 3000
Including suburb and postcode

Indicative selling price

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

Range between \$440,000 & \$470,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Melbourne
Period - From 16/01/2025 to 15/01/2026 Source Property Data

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	1406/568 Collins St MELBOURNE 3000	\$440,000	26/09/2025
2	2707/31 Abeckett St MELBOURNE 3000	\$470,000	03/09/2025
3	608/228 Abeckett St MELBOURNE 3000	\$465,000	29/07/2025

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:

16/01/2026 10:42