

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

108/99 A'beckett Street, Melbourne Vic 3000

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 \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 31/03/2026 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	1902/135 Abeckett St MELBOURNE 3000	\$470,000	10/04/2026
2	1009/28 Bouverie St CARLTON 3053	\$440,000	20/03/2026
3	3605/483 Swanston St MELBOURNE 3000	\$455,000	21/01/2026

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:

25/05/2026 12:35

108/99 A'beckett Street, Melbourne Vic 3000



2 1

Property Type: Strata Unit/Flat
Land Size: 60 approx sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median Unit Price
Year ending March 2026: \$485,000

Comparable Properties

1902/135 Abeckett St MELBOURNE 3000 (VG) **Agent Comments**

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Price: \$470,000
Method: Sale
Date: 10/04/2026
Property Type: Strata Unit/Flat

1009/28 Bouverie St CARLTON 3053 (VG) **Agent Comments**

2 - -

Price: \$440,000
Method: Sale
Date: 20/03/2026
Property Type: Flat/Unit/Apartment (Res)



3605/483 Swanston St MELBOURNE 3000 (VG) **Agent Comments**

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Price: \$455,000
Method: Sale
Date: 21/01/2026
Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne Boutique Property



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