

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

207/99 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$370,000 & \$395,000

Median sale price

Median price

\$478,888

Property Type

Unit

Suburb

Melbourne

Period - From

01/01/2026

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	706/112 Abeckett St MELBOURNE 3000	\$380,000	17/04/2026
2	1406/80 Abeckett St MELBOURNE 3000	\$380,000	20/01/2026
3	1612/80 Abeckett St MELBOURNE 3000	\$398,000	05/01/2026

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:

29/06/2026 17:00

Chris Vitsent

9387 5888

0400 087 069

chrisvitsent@jellisrcraig.com.au

Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

March quarter 2026: \$478,888



2
 1
 0

Rooms: 3**Property Type:** Apartment**Agent Comments**

Comparable Properties

706/112 Abeckett St MELBOURNE 3000 (VG)**Agent Comments**

2
 -
 -

2/1/0

Price: \$380,000**Method:** Sale**Date:** 17/04/2026**Property Type:** Flat/Unit/Apartment (Res)**1406/80 Abeckett St MELBOURNE 3000 (REI/VG)****Agent Comments**

2
 1
 -

Price: \$380,000**Method:** Private Sale**Date:** 20/01/2026**Property Type:** Apartment**1612/80 Abeckett St MELBOURNE 3000 (REI/VG)****Agent Comments**

2
 1
 -

Price: \$398,000**Method:** Private Sale**Date:** 05/01/2026**Property Type:** Apartment**Account - Jellis Craig** | P: 03 9387 5888