

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

3013/80 Abeckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$500,000

Property Type Unit

Suburb Melbourne

Period - From 20/05/2025

to 19/05/2026

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	108/108 Flinders St MELBOURNE 3000	\$350,000	11/05/2026
2	304/33 Rose La MELBOURNE 3000	\$350,000	11/04/2026
3	4905/80 Abeckett St MELBOURNE 3000	\$345,000	03/02/2026

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:

20/05/2026 18:02



1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

20/05/2025 - 19/05/2026: \$500,000

Comparable Properties



108/108 Flinders St MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$350,000

Method: Private Sale

Date: 11/05/2026

Property Type: Apartment



304/33 Rose La MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$350,000

Method: Sale

Date: 11/04/2026

Property Type: Flat/Unit/Apartment (Res)

4905/80 Abeckett St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$345,000

Method: Sale

Date: 03/02/2026

Property Type: Flat/Unit/Apartment (Res)