

Statement of Information

Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 204/181 Abeckett Street, Melbourne, 3000

Indicative selling price

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

Single price \$245,000.00

Median sale price

Median price \$447,000.00 Property type Studio Suburb MELBOURNE

Period - Jan 2025 to Mar 2025 Source REIV

Comparable property sales

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
810/181 Abeckett St MELBOURNE 3000	\$234,000.00	24/03/2025
1310/181 Abeckett St MELBOURNE 3000	\$233,000.00	5/03/2025
2110/181 Abeckett St MELBOURNE 3000	\$240,000.00	17/01/2025

This Statement of Information was prepared on: Wednesday 25th June 2025