

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 1707/120 Abeckett Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$370,000

&

\$400,000

Median sale price

Median price

\$458,944

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/03/2025

to

28/02/2026

Source

realestate.com.au

Comparable property sales

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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
904/200 SPENCER STREET, MELBOURNE VIC 3000	\$415,000	05/03/2026
117/108 FLINDERS STREET, MELBOURNE VIC 3000	\$401,000	18/02/2026
708/11-17 COHEN PLACE, MELBOURNE VIC 3000	\$375,000	27/11/2025

This Statement of Information was prepared on: 13/03/2026

