

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

3212/120 Abeckett Street, Melbourne Vic 3000
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Indicative selling price

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

Range between

\$335,000

 &

\$365,000

Median sale price

Median price

\$500,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/10/2025

 to

31/12/2025

 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	1714/228 Abeckett St MELBOURNE 3000	\$420,000	26/11/2025
2	506/87 Franklin St MELBOURNE 3000	\$420,000	21/11/2025
3			

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:

26/03/2026 21:36

3212/120 Abeckett Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat

Land Size: 48 sqm sqm approx

Agent Comments

Indicative Selling Price

\$335,000 - \$365,000

Median Unit Price

December quarter 2025: \$500,000

Comparable Properties



1714/228 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 26/11/2025

Property Type: Apartment



506/87 Franklin St MELBOURNE 3000 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 21/11/2025

Property Type: Apartment

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.

Account -



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