Statement of Information



Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Source REIV

| Address Including suburb and postcode 2009/181 ABeckett Street, Melbourne, 3000 Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Single price or range between \$238,000.00 & \$248,000.00 Median sale price Median price \$470,000.00 Property type Studio Suburb MELBOURNE | Property offe | ered for sal | le | | | | | | |
|---|-----------------|-----------------|-------------|------------------|----------------------|--------|----------|--------------|--|
| For the meaning of this price see consumer.vic.gov.au/underquoting Single price or range between \$238,000.00 & \$248,000.00 Median sale price | Including sub | ourb and 200 | 09/181 AE | Beckett Stre | et, Melbourne, 3 | 3000 | | | |
| Single price or range between \$238,000.00 & \$248,000.00 Median sale price | | | | | | | | | |
| Median sale price | For the meaning | of this price s | see consume | er.vic.gov.au/un | derquoting | | | | |
| · | Sin | gle price | | or range | between \$238,000.00 | 0 | & | \$248,000.00 | |
| Median price \$470,000.00 Property type Studio Suburb MELBOURNE | Median sale | price | | | | | | | |
| | Median price | \$470,000.00 | | Property type | Studio | Suburb | MELBOURN | E | |

Comparable property sales

Jul 2025

Period

From

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.

to Sep 2025

| Address of comparable property | Price | Date of sale |
|-------------------------------------|--------------|--------------|
| 1407/181 Abeckett St MELBOURNE 3000 | \$245,000.00 | 7/08/2025 |
| 1103/181 Abeckett St MELBOURNE 3000 | \$238,000.00 | 26/06/2025 |
| 405/181 Abeckett St MELBOURNE 3000 | \$240,000.00 | 23/05/2025 |

This Statement of Information was prepared on: Monday 20th October 2025

