

# 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

1005/7 Katherine Place, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2024

to

30/09/2025

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 | 2505/60 Abeckett St MELBOURNE 3000 | \$445,000 | 17/09/2025   |
| 2 | 4405/60 ABeckett St MELBOURNE 3000 | \$457,000 | 12/09/2025   |
| 3 | 1207/60 Abeckett St MELBOURNE 3000 | \$440,000 | 09/09/2025   |

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:

26/11/2025 11:02



2   
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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$450,000

**Median Unit Price**  
 Year ending September 2025: \$465,000

## Comparable Properties



**2505/60 Abeckett St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

2   
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**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 17/09/2025  
**Property Type:** Apartment



**4405/60 ABeckett St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

2   
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**Price:** \$457,000  
**Method:** Private Sale  
**Date:** 12/09/2025  
**Property Type:** Apartment



**1207/60 Abeckett St MELBOURNE 3000 (REI)**

**Agent Comments**

2   
 1   
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**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 09/09/2025  
**Property Type:** Apartment

**Account - Brady Residential** | P: 03 9603 1400 | F: 03 9602 2733