

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

308/119 ABECKETT STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Other

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

2201/119 ABECKETT STREET MELBOURNE VIC 3000	760000	20-Apr-25
3508/119 ABECKETT STREET MELBOURNE VIC 3000	578888	05-Jun-25
5505/119 ABECKETT STREET MELBOURNE VIC 3000	775555	02-Sep-25

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 6 months.~~

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2201/119 ABECKETT STREET MELBOURNE VIC 3000	Sold Price	760000	Sold Date	20-Apr-25
2 - -			Distance	-

3508/119 ABECKETT STREET MELBOURNE VIC 3000	Sold Price	578888	Sold Date	05-Jun-25
2 - -			Distance	-

5505/119 ABECKETT STREET MELBOURNE VIC 3000	Sold Price	775555	Sold Date	02-Sep-25
2 2 -			Distance	-

RS = Recent sale UN = Undisclosed Sale

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