

# 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

12/12a Abeckett Street, Prahran Vic 3181

### Indicative selling price

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

Range between \$490,000 & \$539,000

### Median sale price

Median price \$491,750 Property Type Unit Suburb Prahran

Period - From 01/07/2024 to 30/06/2025 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	11/2-4 Jessamine Av PRAHRAN 3181	\$493,500	15/03/2025
2	10/8 Washington St TOORAK 3142	\$595,000	28/02/2025
3	3/530 Toorak Rd TOORAK 3142	\$605,000	22/02/2025

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:

08/07/2025 15:51



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$490,000 - \$539,000  
Median Unit Price  
Year ending June 2025: \$491,750

## Comparable Properties



11/2-4 Jessamine Av PRAHRAN 3181 (REI)

Agent Comments

1 1 -

Price: \$493,500  
Method: Auction Sale  
Date: 15/03/2025  
Property Type: Apartment



10/8 Washington St TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$595,000  
Method: Private Sale  
Date: 28/02/2025  
Property Type: Apartment



3/530 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

1 1 1

Price: \$605,000  
Method: Private Sale  
Date: 22/02/2025  
Property Type: Apartment