

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

1712/181 A'BECKETT 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

612/181 A'BECKETT STREET MELBOURNE VIC 3000	276000	26-Nov-24
4713/80 A'BECKETT STREET MELBOURNE VIC 3000	325000	09-Jan-25
1201/120 A'BECKETT STREET MELBOURNE VIC 3000	305000	14-Nov-24

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.~~

This Statement of Information was prepared on: 01 March 2025



**612/181 A'BECKETT STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **276000** Sold Date **26-Nov-24**

Distance -



**4713/80 A'BECKETT STREET
 MELBOURNE VIC 3000**

 1  1  -

Sold Price **325000** Sold Date **09-Jan-25**

Distance **0.29km**



**1201/120 A'BECKETT STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **305000** Sold Date **14-Nov-24**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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