

## 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

1202/81 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$350,000

&

\$358,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

2606/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$355,000	13-Nov-24
1502/81 A'BECKETT STREET MELBOURNE VIC 3000	\$354,000	13-Mar-24
1904/81 A'BECKETT STREET MELBOURNE VIC 3000	\$355,000	29-Feb-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: 03 February 2025



**2606/442-450 ELIZABETH STREET** Sold Price  
**MELBOURNE VIC 3000**

**\$355,000** Sold Date **13-Nov-24**

1 1 -

Distance **0.13km**



**1502/81 A'BECKETT STREET** Sold Price  
**MELBOURNE VIC 3000**

**\$354,000** Sold Date **13-Mar-24**

1 1 -

Distance **0km**



**1904/81 A'BECKETT STREET** Sold Price  
**MELBOURNE VIC 3000**

**\$355,000** Sold Date **29-Feb-24**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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