

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

5304/81 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

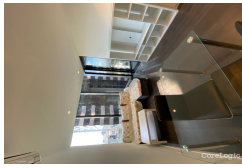
Date of sale

1709/135 A'BECKETT STREET MELBOURNE VIC 3000	\$400,000	21-Nov-24
5805/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$385,000	15-Feb-25
804/155 FRANKLIN STREET MELBOURNE VIC 3000	\$375,000	01-Oct-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 April 2025



**1709/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$400,000

Sold Date

21-Nov-24

Distance

0.15km



**5805/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS}**\$385,000**

Sold Date

15-Feb-25

Distance

0.12km



**804/155 FRANKLIN STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$375,000

Sold Date

01-Oct-24

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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