

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

2201/31 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

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

3211/80 A'BECKETT STREET MELBOURNE VIC 3000	\$458,000	02-Feb-25
3309/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$455,000	13-Dec-24
1507/462 ELIZABETH STREET MELBOURNE VIC 3000	\$440,000	02-Feb-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.

This Statement of Information was prepared on: 10 April 2025



**3211/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$458,000

Sold Date

02-Feb-25

Distance

0.13km



**3309/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

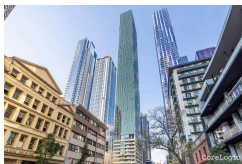
\$455,000

Sold Date

13-Dec-24

Distance

0.17km



**1507/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$440,000

Sold Date

02-Feb-25

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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