

## 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

1001/228 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$680,000

### 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

2010/199 WILLIAM STREET MELBOURNE VIC 3000	\$655,000	04-Feb-25
3209/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$670,000	20-Jan-25
4418/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$670,000	13-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.~~

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**2010/199 WILLIAM STREET  
MELBOURNE VIC 3000**

Sold Price **\$655,000** Sold Date **04-Feb-25**

2 2 1

Distance **0.5km**

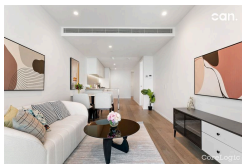


**3209/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

Sold Price **\$670,000** Sold Date **20-Jan-25**

2 2 1

Distance **1.21km**



**4418/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

Sold Price <sup>RS</sup> **\$670,000** Sold Date **13-Feb-25**

2 2 1

Distance **1.59km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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