

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

1310/120 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

5302/81 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	09-Mar-25
2006/462 ELIZABETH STREET MELBOURNE VIC 3000	\$573,000	24-Apr-25
4111/500 ELIZABETH STREET MELBOURNE VIC 3000	\$540,000	16-Mar-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: 12 August 2025



**5302/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$550,000

Sold Date **09-Mar-25**

Distance

0.16km



**2006/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$573,000

Sold Date **24-Apr-25**

Distance

0.16km



**4111/500 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$540,000

Sold Date **16-Mar-25**

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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