

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

1406/31 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

\$455,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

2201/31 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	01-Jul-25
2707/31 A'BECKETT STREET MELBOURNE VIC 3000	\$470,000	05-Aug-25
2501/31 A'BECKETT STREET MELBOURNE VIC 3000	\$425,000	20-Nov-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 December 2025



**2201/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$450,000

Sold Date

01-Jul-25

Distance

0km



**2707/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$470,000

Sold Date

05-Aug-25

Distance

0km



**2501/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

^{RS} **\$425,000**

Sold Date

20-Nov-25

Distance

0km



**3810/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$455,000

Sold Date

07-Aug-25

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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