

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

1508/81 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

3810/60 A'BECKETT STREET MELBOURNE VIC 3000	\$455,000	07-Aug-25
1510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$470,000	09-Sep-25
1510/135 A'BECKETT STREET MELBOURNE VIC 3000	\$475,000	02-Jun-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.

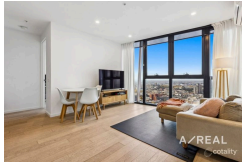
This Statement of Information was prepared on: 05 November 2025

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

2 1 -

Sold Price

\$455,000Sold Date **07-Aug-25**

Distance

0.07km

**1510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$470,000Sold Date **09-Sep-25**

Distance

0.12km

**1510/135 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

\$475,000Sold Date **02-Jun-25**

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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