

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

1605/31 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

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

4712/80 A'BECKETT STREET MELBOURNE VIC 3000	\$418,000	18-Jul-25
3108/483 SWANSTON STREET MELBOURNE VIC 3000	\$447,500	19-Aug-25
302/135 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	22-Oct-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: 26 November 2025

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4712/80 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 -

Sold Price \$418,000 Sold Date 18-Jul-25

Distance 0.13km



3108/483 SWANSTON STREET
MELBOURNE VIC 3000

2 1 -

Sold Price \$447,500 Sold Date 19-Aug-25

Distance 0.19km



302/135 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 -

Sold Price ^{RS} \$450,000 Sold Date 22-Oct-25

Distance 0.27km

RS = Recent sale UN = Undisclosed Sale

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