

## 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

1710/120 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$510,000

### 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 3608/120 A'BECKETT STREET MELBOURNE VIC 3000 | \$520,000 | 17-Jul-25 |
| 2501/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$510,000 | 10-Oct-25 |
| 2505/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$508,000 | 14-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: 07 November 2025

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**3608/120 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$520,000**

Sold Date

**17-Jul-25**

Distance

**0km**

**2501/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 -

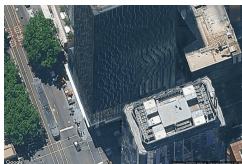
Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**10-Oct-25**

Distance

**0.16km**

**2505/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

2 2 -

Sold Price

**\$508,000**

Sold Date

**14-Oct-25**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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