

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

1714/228 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

6611/228 LA TROBE STREET MELBOURNE VIC 3000	\$470,000	28-Jun-25
901/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$480,000	03-Jun-25
904/39 QUEEN STREET MELBOURNE VIC 3000	\$456,000	01-Jul-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.~~

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6611/228 LA TROBE STREET
MELBOURNE VIC 3000

1 1 1

Sold Price \$470,000 Sold Date 28-Jun-25

Distance 0.51km



901/105 BATMAN STREET WEST
MELBOURNE VIC 3003

1 1 1

Sold Price \$480,000 Sold Date 03-Jun-25

Distance 0.61km



904/39 QUEEN STREET
MELBOURNE VIC 3000

1 1 1

Sold Price \$456,000 Sold Date 01-Jul-25

Distance 0.97km

RS = Recent sale UN = Undisclosed Sale

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