

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

1814/228 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

or range
between

\$468,000

&

\$498,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

23/44 CHETWYND STREET WEST MELBOURNE VIC 3003	\$487,500	09-May-25
6411/228 LA TROBE STREET MELBOURNE VIC 3000	\$488,000	08-Apr-25
901/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$480,000	03-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: 12 August 2025

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**23/44 CHETWYND STREET WEST
MELBOURNE VIC 3003** Sold Price **\$487,500** Sold Date **09-May-25**
Distance **0.5km**

1 1 1



**6411/228 LA TROBE STREET
MELBOURNE VIC 3000** Sold Price **\$488,000** Sold Date **08-Apr-25**
Distance **0.51km**

1 1 1



**901/105 BATMAN STREET WEST
MELBOURNE VIC 3003** Sold Price **\$480,000** Sold Date **03-Jun-25**
Distance **0.61km**

1 1 1

RS = Recent sale UN = Undisclosed Sale

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