

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

2012/228 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 2026

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

4801/60 A'BECKETT STREET MELBOURNE VIC 3000	\$630,000	15-Dec-25
1403/618 LONSDALE STREET MELBOURNE VIC 3000	\$635,000	12-Dec-25
2217/220 SPENCER STREET MELBOURNE VIC 3000	\$641,000	29-Apr-26

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: 01 June 2026

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**4801/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$630,000** Sold Date **15-Dec-25**

Distance **0.46km**



**1403/618 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$635,000** Sold Date **12-Dec-25**

Distance **0.51km**



**2217/220 SPENCER STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price ^{RS} **\$641,000** Sold Date **29-Apr-26**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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