

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

2205/228 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

\$870,000

&

\$930,000

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

813/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$940,000	28-Mar-25
5610/500 ELIZABETH STREET MELBOURNE VIC 3000	\$940,000	14-Jan-25
7906/228 LA TROBE STREET MELBOURNE VIC 3000	\$1,080,000	06-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: 19 August 2025



**813/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

3 2 2

Sold Price

\$940,000

Sold Date

28-Mar-25

Distance

0.39km



**5610/500 ELIZABETH STREET
MELBOURNE VIC 3000**

3 2 1

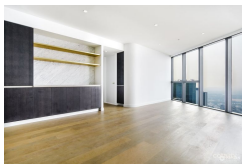
Sold Price

Sold Date

14-Jan-25

Distance

0.47km



**7906/228 LA TROBE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$1,080,000

Sold Date

06-Jun-25

Distance

0.51km



**2709/668 BOURKE STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price

\$914,999

Sold Date

17-Jun-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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