

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

2302/31 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

3105/618 LONSDALE STREET MELBOURNE VIC 3000	\$520,000	26-Feb-26
1007/68 LA TROBE STREET MELBOURNE VIC 3000	\$515,000	28-Nov-25
606D/604-640 SWANSTON STREET CARLTON VIC 3053	\$510,000	19-Nov-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: 10 March 2026

Team Abode318

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**3105/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}

\$520,000

Sold Date

26-Feb-26

Distance

0.96km



**1007/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$515,000

Sold Date

28-Nov-25

Distance

0.35km



**606D/604-640 SWANSTON
STREET CARLTON VIC 3053**

2 1 1

Sold Price

\$510,000

Sold Date

19-Nov-25

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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