

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

2506/80 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

4412/80 A'BECKETT STREET MELBOURNE VIC 3000	\$420,000	04-Nov-25
3302/60 A'BECKETT STREET MELBOURNE VIC 3000	\$435,000	09-Dec-25
1508/81 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	12-Dec-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: 07 January 2026

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**4412/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$420,000** Sold Date **04-Nov-25**

Distance **0km**

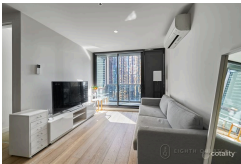


**3302/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$435,000** Sold Date **09-Dec-25**

Distance **0.04km**



**1508/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price ^{RS} **\$450,000** Sold Date **12-Dec-25**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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