

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

2511/157 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

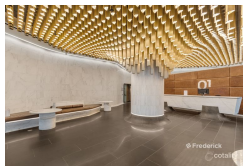
Date of sale

814/157 A'BECKETT STREET MELBOURNE VIC 3000	\$405,000	06-Aug-25
3705/157 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	22-Mar-25
1301/135 A'BECKETT STREET MELBOURNE VIC 3000	\$405,000	29-Mar-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: 14 October 2025



**814/157 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$405,000** Sold Date **06-Aug-25**

Distance **0km**



**3705/157 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$450,000** Sold Date **22-Mar-25**

Distance **0km**

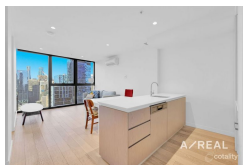


**1301/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$405,000** Sold Date **29-Mar-25**

Distance **0.06km**



**3601/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$403,380** Sold Date **15-Aug-25**

Distance **0.06km**

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

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