

## 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

3402/60 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

5002/60 A'BECKETT STREET MELBOURNE VIC 3000	\$470,000	23-Jul-24
1205/60 A'BECKETT STREET MELBOURNE VIC 3000	\$437,000	08-Oct-24
1404/60 A'BECKETT STREET MELBOURNE VIC 3000	\$455,000	19-Sep-24

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: 24 July 2025



**5002/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$470,000** Sold Date **23-Jul-24**

Distance **0km**

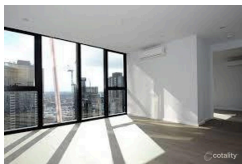


**1205/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$437,000** Sold Date **08-Oct-24**

Distance **0km**



**1404/60 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$455,000** Sold Date **19-Sep-24**

Distance **0km**

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

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