

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

3601/135 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

\$398,000

&

\$415,000

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

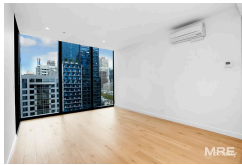
Date of sale

1301/135 A'BECKETT STREET MELBOURNE VIC 3000	\$405,000	29-Mar-25
2003/135 A'BECKETT STREET MELBOURNE VIC 3000	\$405,000	16-Mar-25
5401/135 A'BECKETT STREET MELBOURNE VIC 3000	\$408,888	08-Apr-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: 11 August 2025



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

1 1

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

Distance **0km**

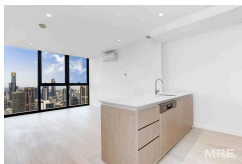


**2003/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1

Sold Price Sold Date **16-Mar-25**

Distance **0km**



**5401/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1

Sold Price **\$408,888** Sold Date **08-Apr-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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