

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

4106/60 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

\$420,000

&

\$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

5108/462 ELIZABETH STREET MELBOURNE VIC 3000

\$423,000

28-Jul-25

5807/135 A'BECKETT STREET MELBOURNE VIC 3000

\$428,000

02-May-25

3602/228 LA TROBE STREET MELBOURNE VIC 3000

\$420,000

23-Jun-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.~~

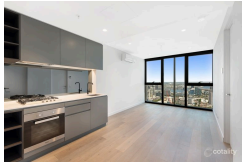
This Statement of Information was prepared on: 14 October 2025

Joanna Zhou

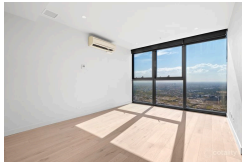
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**5108/462 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$423,000** Sold Date **28-Jul-25**Distance **0.13km****5807/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$428,000** Sold Date **02-May-25**Distance **0.2km****3602/228 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$420,000** Sold Date **23-Jun-25**Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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