

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

414/112 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

\$210

&

\$230

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

4/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$190,000	04-Aug-25
51-67 RATHDOWNE STREET CARLTON VIC 3053	\$240,000	02-Jul-25
27/51-67 RATHDOWNE STREET CARLTON VIC 3053	\$295,000	20-Jan-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: 08 October 2025



**4/160 LITTLE LONSDALE STREET
 MELBOURNE VIC 3000**

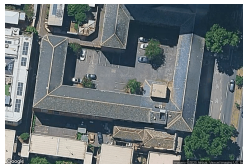
 1  -  -

Sold Price

\$190,000

Sold Date **04-Aug-25**

Distance **0.63km**



**51-67 RATHDOWNE STREET
 CARLTON VIC 3053**

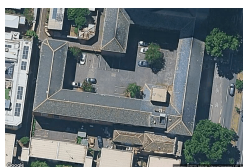
 1  -  -

Sold Price

\$240,000

Sold Date **02-Jul-25**

Distance **0.84km**



**27/51-67 RATHDOWNE STREET
 CARLTON VIC 3053**

 1  -  -

Sold Price

\$295,000

Sold Date **20-Jan-25**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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