

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

4204/60 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,999

Property type

Other

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

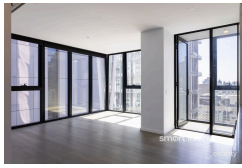
Date of sale

| | | |
|--|-----------|-----------|
| 1908/60 A'BECKETT STREET MELBOURNE VIC 3000 | \$710,000 | 07-Mar-25 |
| 6302/462 ELIZABETH STREET MELBOURNE VIC 3000 | \$570,000 | 09-Feb-25 |
| 3607/27 THERY STREET MELBOURNE VIC 3000 | \$680,000 | 30-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: 22 July 2025

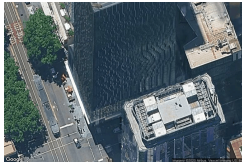


**1908/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$710,000** Sold Date **07-Mar-25**

Distance **0km**



**6302/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$570,000** Sold Date **09-Feb-25**

Distance **0.13km**



**3607/27 THERY STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$680,000** Sold Date **30-Jan-25**

Distance **0.19km**

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

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