

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

4308/120 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

3608/120 A'BECKETT STREET MELBOURNE VIC 3000	\$520,000	17-Jul-25
706B/155 FRANKLIN STREET MELBOURNE VIC 3000	\$570,000	07-Oct-25
4002/120 A'BECKETT STREET MELBOURNE VIC 3000	\$540,000	29-Sep-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 November 2025

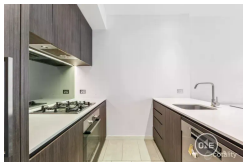
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P 03 93293266
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E corene@corerealty.com.au



3608/120 A'BECKETT STREET
MELBOURNE VIC 3000

2 2 1

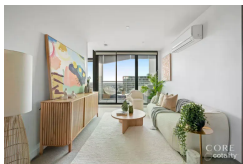
Sold Price **\$520,000** Sold Date **17-Jul-25**
Distance **0km**



706B/155 FRANKLIN STREET
MELBOURNE VIC 3000

2 2 1

Sold Price ^{RS} **\$570,000** Sold Date **07-Oct-25**
Distance **0km**



4002/120 A'BECKETT STREET
MELBOURNE VIC 3000

2 2 1

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **29-Sep-25**
Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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