

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

4602/60 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

\$499,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

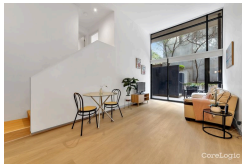
Date of sale

102B/640 SWANSTON STREET CARLTON VIC 3053	\$505,000	18-Mar-25
409/300 SWANSTON STREET MELBOURNE VIC 3000	\$515,000	20-Mar-25
3610/462 ELIZABETH STREET MELBOURNE VIC 3000	\$515,000	29-Nov-24

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: 28 April 2025



**102B/640 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

^{RS} **\$505,000**

Sold Date

18-Mar-25

Distance

0.8km



**409/300 SWANSTON STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

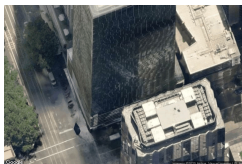
^{RS} **\$515,000**

Sold Date

20-Mar-25

Distance

0.43km



**3610/462 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

\$515,000

Sold Date

29-Nov-24

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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