

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

2111/80 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

\$390,000

&

\$429,000

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

1911/80 A'BECKETT STREET MELBOURNE VIC 3000	\$420,000	15-Jun-25
4712/80 A'BECKETT STREET MELBOURNE VIC 3000	\$418,000	18-Jul-25
4510/80 A'BECKETT STREET MELBOURNE VIC 3000	\$400,000	14-Aug-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 October 2025

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1911/80 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 -

Sold Price \$420,000 Sold Date 15-Jun-25

Distance 0km



4712/80 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 -

Sold Price \$418,000 Sold Date 18-Jul-25

Distance 0km



4510/80 A'BECKETT STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$400,000 Sold Date 14-Aug-25

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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