

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

4608/60 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

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

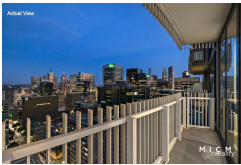
3106/560 LONSDALE STREET MELBOURNE VIC 3000	\$672,000	30-Jun-25
1706/464-466 COLLINS STREET MELBOURNE VIC 3000	\$650,000	25-Jun-25

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: 01 October 2025

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3106/560 LONSDALE STREET
MELBOURNE VIC 3000

2 2 -

Sold Price **\$672,000** Sold Date **30-Jun-25**

Distance **0.75km**



1706/464-466 COLLINS STREET
MELBOURNE VIC 3000

2 2 -

Sold Price **\$650,000** Sold Date **25-Jun-25**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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