

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

4801/60 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

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

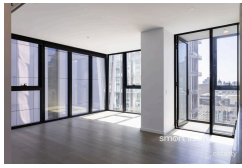
Date of sale

1908/60 A'BECKETT STREET MELBOURNE VIC 3000	\$710,000	07-Mar-25
4102/81 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	23-Oct-24
3817/228 LA TROBE STREET MELBOURNE VIC 3000	\$680,000	02-May-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: 09 September 2025

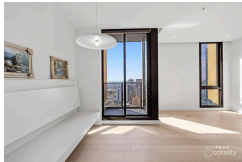


**1908/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 2
  2
  1

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

Distance **0km**



**4102/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 2
  2
  1

Sold Price **\$600,000** Sold Date **23-Oct-24**

Distance **0.07km**



**3817/228 LA TROBE STREET
MELBOURNE VIC 3000**

 2
  2
  1

Sold Price **\$680,000** Sold Date **02-May-25**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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