

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

4808/80 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2024

to

30 Nov 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
2110/80 A'BECKETT STREET MELBOURNE VIC 3000	\$385,000	27-Oct-25
4712/80 A'BECKETT STREET MELBOURNE VIC 3000	\$418,000	18-Jul-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: 20 December 2025



**1911/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

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

Distance **0km**



**2110/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$385,000** Sold Date **27-Oct-25**

Distance **0km**

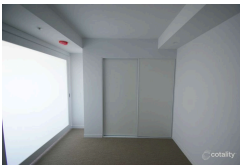


**4712/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

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

Distance **0km**



**5207/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 3  1  -

Sold Price **\$410,000** Sold Date **08-Aug-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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