

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

5404/81 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

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

5304/81 A'BECKETT STREET MELBOURNE VIC 3000	\$385,000	16-Apr-25
2706/60 A'BECKETT STREET MELBOURNE VIC 3000	\$400,000	01-Aug-25
5807/135 A'BECKETT STREET MELBOURNE VIC 3000	\$428,000	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: 08 August 2025



**5304/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$385,000

Sold Date

16-Apr-25

Distance

0km



**2706/60 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS} **\$400,000**

Sold Date

01-Aug-25

Distance

0.07km



**5807/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$428,000

Sold Date

02-May-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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