

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

5406/135 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

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

5502/135 A'BECKETT STREET MELBOURNE VIC 3000	\$500,000	30-Sep-25
5601/135 A'BECKETT STREET MELBOURNE VIC 3000	\$405,000	08-Mar-25
3508/119 ABECKETT STREET MELBOURNE VIC 3000	\$578,888	05-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: 02 December 2025



**5502/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$500,000** Sold Date **30-Sep-25**

Distance **0km**

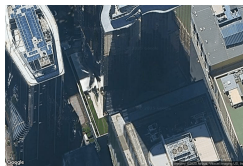


**5601/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$405,000** Sold Date **08-Mar-25**

Distance **0km**



**3508/119 ABECKETT STREET
MELBOURNE VIC 3000**

 2  -  -

Sold Price **\$578,888** Sold Date **05-Jun-25**

Distance **0.04km**



**3508/119 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price ^{RS} **\$578,888** Sold Date **05-Jun-25**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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