

## 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

6008/135 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

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

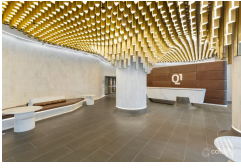
6101/370 QUEEN STREET MELBOURNE VIC 3000	\$685,000	02-Dec-25
6113/160 VICTORIA STREET CARLTON VIC 3053	\$660,000	22-Jan-26
705/18 RUSSELL PLACE MELBOURNE VIC 3000	\$650,000	19-Feb-26

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: 10 April 2026

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**6101/370 QUEEN STREET  
 MELBOURNE VIC 3000**

2 2 1

Sold Price **\$685,000** Sold Date **02-Dec-25**

Distance **0.06km**



**6113/160 VICTORIA STREET  
 CARLTON VIC 3053**

2 2 1

Sold Price **\$660,000** Sold Date **22-Jan-26**

Distance **0.46km**



**705/18 RUSSELL PLACE  
 MELBOURNE VIC 3000**

2 2 1

Sold Price **\$650,000** Sold Date **19-Feb-26**

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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