

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

802/120 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2025

to

31 May 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

210/120 A'BECKETT STREET MELBOURNE VIC 3000	\$328,000	27-Feb-26
1707/120 A'BECKETT STREET MELBOURNE VIC 3000	\$379,000	18-Apr-26
3212/120 A'BECKETT STREET MELBOURNE VIC 3000	\$394,999	16-May-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: 23 June 2026

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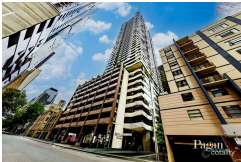


210/120 A'BECKETT STREET
MELBOURNE VIC 3000

1 1 -

Sold Price \$328,000 Sold Date 27-Feb-26

Distance 0km



1707/120 A'BECKETT STREET
MELBOURNE VIC 3000

1 1 1

Sold Price \$379,000 Sold Date 18-Apr-26

Distance 0km



3212/120 A'BECKETT STREET
MELBOURNE VIC 3000

1 1 1

Sold Price \$394,999 Sold Date 16-May-26

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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