

## 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

3003/80 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

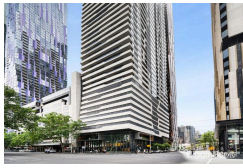
Date of sale

2111/80 A'BECKETT STREET MELBOURNE VIC 3000	\$420,000	28-Oct-25
2506/80 A'BECKETT STREET MELBOURNE VIC 3000	\$425,000	28-Jan-26
2807/80 A'BECKETT STREET MELBOURNE VIC 3000	\$420,000	17-Nov-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: 01 March 2026



**2111/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  
  1  
  1

Sold Price      **\$420,000**    Sold Date    **28-Oct-25**

Distance              **0km**



**2506/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  
  1  
  1

Sold Price      **\$425,000**    Sold Date    **28-Jan-26**

Distance              **0km**



**2807/80 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  
  1  
  -

Sold Price      **\$420,000**    Sold Date    **17-Nov-25**

Distance              **0km**

RS = Recent sale

UN = Undisclosed Sale

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