

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

4002/80 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

\$345,000

&

\$378,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

3513/80 A'BECKETT STREET MELBOURNE VIC 3000	\$320,000	27-May-26
4905/80 A'BECKETT STREET MELBOURNE VIC 3000	\$345,000	03-Feb-26
5305/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$455,000	16-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: 15 July 2026

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**3513/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

^{RS}

\$320,000

Sold Date

27-May-26

Distance

0km



**4905/80 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

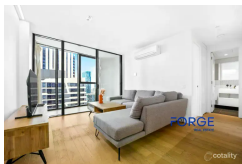
\$345,000

Sold Date

03-Feb-26

Distance

0km



**5305/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$455,000

Sold Date

16-Feb-26

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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