

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

2913/80 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

1604/25 WILLS STREET MELBOURNE VIC 3000	\$338,000	26-Nov-25
2304/380-386 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$330,000	17-Sep-25
3001/315-321 LA TROBE STREET MELBOURNE VIC 3000	\$320,000	27-Oct-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: 23 January 2026

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**1604/25 WILLS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$338,000** Sold Date **26-Nov-25**

Distance **0.4km**

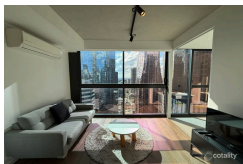


**2304/380-386 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price **\$330,000** Sold Date **17-Sep-25**

Distance **0.44km**



**3001/315-321 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$320,000** Sold Date **27-Oct-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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