

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

1202/60 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

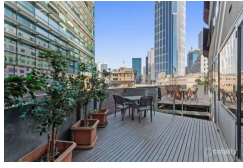
Date of sale

116/300 SWANSTON STREET MELBOURNE VIC 3000	\$510,000	30-Jul-25
2/17A COBDEN STREET NORTH MELBOURNE VIC 3051	\$510,000	20-Aug-25
10/192 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$545,000	20-Aug-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: 13 September 2025


**116/300 SWANSTON STREET
MELBOURNE VIC 3000**
 1  1  1

Sold Price

\$510,000

Sold Date

30-Jul-25

Distance

0.43km

**2/17A COBDEN STREET NORTH
MELBOURNE VIC 3051**
 1  1  1

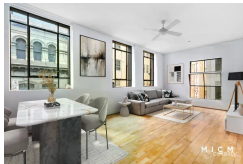
Sold Price

^{RS} **\$510,000**

Sold Date

20-Aug-25

Distance

0.59km

**10/192 LITTLE COLLINS STREET
MELBOURNE VIC 3000**
 1  1  1

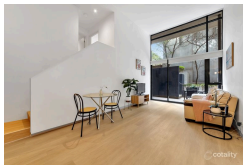
Sold Price

^{RS} **\$545,000**

Sold Date

20-Aug-25

Distance

0.78km

**102B/640 SWANSTON STREET
CARLTON VIC 3053**
 1  1  1

Sold Price

\$505,000

Sold Date

18-Mar-25

Distance

0.8km

**901A/640 SWANSTON STREET
CARLTON VIC 3053**
 1  1  1

Sold Price

\$493,000

Sold Date

02-May-25

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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