

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

1404/151 BERKELEY 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

\$458,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

5108/462 ELIZABETH STREET MELBOURNE VIC 3000	\$423,000	28-Jul-25
2505/60 A'BECKETT STREET MELBOURNE VIC 3000	\$445,000	11-Sep-25
2013/135 A'BECKETT STREET MELBOURNE VIC 3000	\$430,000	30-Jun-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: 29 October 2025

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5108/462 ELIZABETH STREET
MELBOURNE VIC 3000

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Sold Price **\$423,000** Sold Date **28-Jul-25**

Distance **0.66km**



2505/60 A'BECKETT STREET
MELBOURNE VIC 3000

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Sold Price **\$445,000** Sold Date **11-Sep-25**

Distance **0.78km**



2013/135 A'BECKETT STREET
MELBOURNE VIC 3000

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Sold Price **\$430,000** Sold Date **30-Jun-25**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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