

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

1503/119 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

1308/31 SPRING STREET MELBOURNE VIC 3000	458888	03-Feb-26
2207/648 LONSDALE STREET MELBOURNE VIC 3000	460000	13-Feb-26
1814/228 A'BECKETT STREET MELBOURNE VIC 3000	462000	23-Dec-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 May 2026

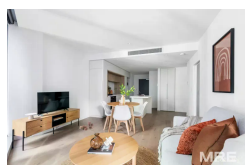


**1308/31 SPRING STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **458888** Sold Date **03-Feb-26**

Distance **1.35km**



**2207/648 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **460000** Sold Date **13-Feb-26**

Distance **0.82km**



**1814/228 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **462000** Sold Date **23-Dec-25**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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