

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

2013/228 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

\$940,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

1213/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$940,000	03-Dec-25
232/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$960,000	10-Sep-25
1313/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$965,000	02-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: 10 March 2026



**1213/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 3  2  2

Sold Price

\$940,000

Sold Date **03-Dec-25**

Distance

0.39km



**232/538 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 3  2  1

Sold Price

\$960,000

Sold Date **10-Sep-25**

Distance

0.48km



**1313/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 3  2  2

Sold Price

\$965,000

Sold Date **02-Dec-25**

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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