

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

2912/157 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

\$600,000

&

\$650,000

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

6202/135 A'BECKETT STREET MELBOURNE VIC 3000	\$623,000	04-Aug-25
1004/160 VICTORIA STREET CARLTON VIC 3053	\$630,000	30-Jun-25
4704/157 A'BECKETT STREET MELBOURNE VIC 3000	\$650,000	16-Jul-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 October 2025



**6202/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$623,000

Sold Date **04-Aug-25**

Distance

0.06km



**1004/160 VICTORIA STREET
CARLTON VIC 3053**

 2  2  -

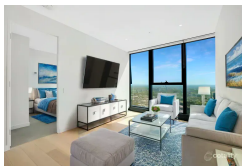
Sold Price

\$630,000

Sold Date **30-Jun-25**

Distance

0.5km



**4704/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price

\$650,000

Sold Date **16-Jul-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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