

## 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

5403/60 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

2204/68 LA TROBE STREET MELBOURNE VIC 3000	\$1,365,000	04-Mar-24
5303/63 LA TROBE STREET MELBOURNE VIC 3000	\$1,480,000	29-May-25
5202/63 LA TROBE STREET MELBOURNE VIC 3000	\$1,350,000	01-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: 20 August 2025

Qinfei Yu

M 0412373459

E yoyo@austrumpglen.com.au

**2204/68 LA TROBE STREET  
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,365,000** Sold Date **04-Mar-24**Distance **0.44km****5303/63 LA TROBE STREET  
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,480,000** Sold Date **29-May-25**Distance **0.71km****5202/63 LA TROBE STREET  
MELBOURNE VIC 3000**

3 2 2

Sold Price <sup>RS</sup> **\$1,350,000** <sup>UN</sup> Sold Date **01-Aug-25**Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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