

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

1407/151 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

or range
between

\$620,000

&

\$650,000

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

1811/160 VICTORIA STREET CARLTON VIC 3053	\$620,000	10-Jul-25
4704/157 A'BECKETT STREET MELBOURNE VIC 3000	\$650,000	16-Jul-25
1411/560 LONSDALE STREET MELBOURNE VIC 3000	\$575,000	10-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: 08 August 2025

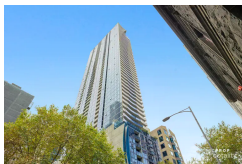

**1811/160 VICTORIA STREET
CARLTON VIC 3053**
 2  2  -

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **10-Jul-25**

Distance **0.55km**

**4704/157 A'BECKETT STREET
MELBOURNE VIC 3000**
 2  2  -

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **16-Jul-25**

Distance **0.87km**

**1411/560 LONSDALE STREET
MELBOURNE VIC 3000**
 2  2  -

Sold Price ^{RS} **\$575,000** Sold Date **10-Jun-25**

Distance **1.3km**
RS = Recent sale

UN = Undisclosed Sale

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