

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

5403/80 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

\$810,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

2017/199 WILLIAM STREET MELBOURNE VIC 3000	\$1,005,000	29-May-26
4404/120 A'BECKETT STREET MELBOURNE VIC 3000	\$850,000	15-May-26
2601/483 SWANSTON STREET MELBOURNE VIC 3000	\$970,000	01-Mar-26

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: 26 August 2026

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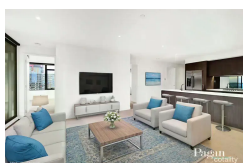


**2017/199 WILLIAM STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$1,005,000** Sold Date **29-May-26**

Distance **0.74km**

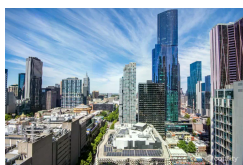


**4404/120 A'BECKETT STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$850,000** Sold Date **15-May-26**

Distance **0.15km**



**2601/483 SWANSTON STREET
MELBOURNE VIC 3000**

3 2 2

Sold Price **\$970,000** Sold Date **01-Mar-26**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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