

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

1305/157 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

\$540,000

&

\$590,000

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

5805/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$865,000	03-Jul-25
1705/157 A'BECKETT STREET MELBOURNE VIC 3000	\$558,000	16-Jun-25
3508/119 A'BECKETT STREET MELBOURNE VIC 3000	\$578,888	05-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: 13 October 2025



5805/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **\$865,000** Sold Date **03-Jul-25**

Distance **0.28km**



1705/157 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price **\$558,000** Sold Date **16-Jun-25**

Distance **0km**



3508/119 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price ^{RS} **\$578,888** Sold Date **05-Jun-25**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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