

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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

1705/157 A'BECKETT STREET MELBOURNE VIC 3000	\$558,000	16-Jun-25
2410/135 A'BECKETT STREET MELBOURNE VIC 3000	\$475,000	02-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: 18 November 2025



**1705/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

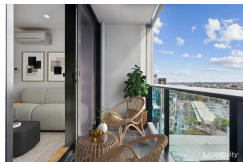
\$558,000

Sold Date

16-Jun-25

Distance

0km



**2410/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$475,000

Sold Date

02-Jun-25

Distance

0.06km



**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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