

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

3009/157 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

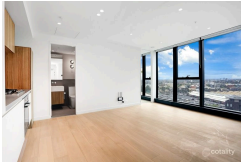
Date of sale

1301/157 A'BECKETT STREET MELBOURNE VIC 3000	\$570,000	24-Nov-25
6101/370 QUEEN STREET MELBOURNE VIC 3000	\$685,000	02-Dec-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 April 2026

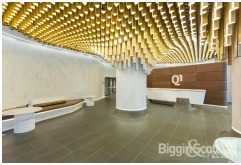


**1301/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$570,000** Sold Date **24-Nov-25**

Distance **0km**



**6101/370 QUEEN STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$685,000** Sold Date **02-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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