

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

1503/119 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

1606/157 A'BECKETT STREET MELBOURNE VIC 3000	\$565,000	24-Jun-24
5314/160 VICTORIA STREET CARLTON VIC 3053	\$510,000	17-Sep-24

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 September 2025



**1606/157 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$565,000

Sold Date

24-Jun-24

Distance

0.1km



**5314/160 VICTORIA STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$510,000

Sold Date

17-Sep-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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