

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

\$470,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,444

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

3212/560 LONSDALE STREET MELBOURNE VIC 3000	\$520,000	25-Sep-25
311/45 DUDLEY STREET WEST MELBOURNE VIC 3003	\$540,000	08-Oct-25
404/45 DUDLEY STREET WEST MELBOURNE VIC 3003	\$541,500	03-Aug-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: 21 January 2026



**3212/560 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$520,000

Sold Date

25-Sep-25

Distance

0.6km



**311/45 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

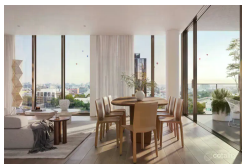
\$540,000

Sold Date

08-Oct-25

Distance

0.8km



**404/45 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$541,500

Sold Date

03-Aug-25

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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