

## 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
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### 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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