

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

4010/80 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

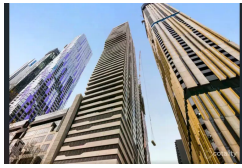
Date of sale

1507/80 A'BECKETT STREET MELBOURNE VIC 3000	\$390,000	17-Apr-25
1911/80 A'BECKETT STREET MELBOURNE VIC 3000	\$420,000	15-Jun-25
4306/80 A'BECKETT STREET MELBOURNE VIC 3000	\$375,000	31-Mar-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: 30 July 2025



1507/80 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$390,000

Sold Date

17-Apr-25

Distance

0km



1911/80 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$420,000

Sold Date

15-Jun-25

Distance

0km



4306/80 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price

\$375,000

Sold Date

31-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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