

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

2509/60 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

3705/157 A'BECKETT STREET MELBOURNE VIC 3000	\$450,000	22-Mar-25
2901/285 LA TROBE STREET MELBOURNE VIC 3000	\$450,000	04-Mar-25
6314/160 VICTORIA STREET CARLTON VIC 3053	\$450,000	01-Feb-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: 20 May 2025

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**3705/157 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$450,000** Sold Date **22-Mar-25**

Distance **0.25km**

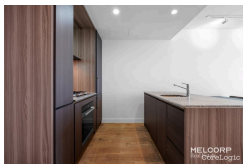


**2901/285 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price Sold Date **04-Mar-25**

Distance **0.23km**

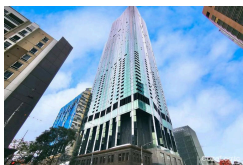


**6314/160 VICTORIA STREET
CARLTON VIC 3053**

1 1 -

Sold Price Sold Date **01-Feb-25**

Distance **0.29km**



**6604/160 VICTORIA STREET
CARLTON VIC 3053**

1 1 -

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **22-Mar-25**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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