

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

2709/31 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

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

2611/668 BOURKE STREET MELBOURNE VIC 3000	\$600,000	19-Nov-25
1207/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	29-Nov-25
1001/25 WILLS STREET MELBOURNE VIC 3000	\$590,000	09-Oct-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: 19 March 2026



**2611/668 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **19-Nov-25**

Distance **1.11km**



**1207/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price Sold Date **29-Nov-25**

Distance **0.19km**

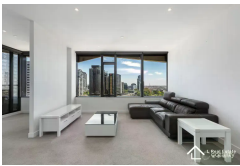


**1001/25 WILLS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$590,000** Sold Date **09-Oct-25**

Distance **0.52km**



**1913/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$580,000** Sold Date **20-Dec-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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