

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

1411/31 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

\$305,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

602/31 A'BECKETT STREET MELBOURNE VIC 3000	\$332,000	04-Feb-26
1010/31 A'BECKETT STREET MELBOURNE VIC 3000	\$307,000	26-Jun-25
2908/31 A'BECKETT STREET MELBOURNE VIC 3000	\$320,000	22-Apr-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: 25 February 2026



**602/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

^{RS}

\$332,000

Sold Date **04-Feb-26**

Distance

0km



**1010/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$307,000

Sold Date **26-Jun-25**

Distance

0km



**2908/31 A'BECKETT STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$320,000

Sold Date **22-Apr-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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