

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

2704/120 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

\$250,000

&

\$275,000

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

1002/263 FRANKLIN STREET MELBOURNE VIC 3000	\$270,000	01-Nov-25
410/6 LEICESTER STREET CARLTON VIC 3053	\$270,000	10-Nov-25
2915/350 WILLIAM STREET MELBOURNE VIC 3000	\$275,000	13-Nov-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: 26 February 2026



**1002/263 FRANKLIN STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$270,000** Sold Date **01-Nov-25**

Distance **0.26km**



**410/6 LEICESTER STREET
CARLTON VIC 3053**

 1  1  1

Sold Price Sold Date **10-Nov-25**

Distance **0.34km**



**2915/350 WILLIAM STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$275,000** Sold Date **13-Nov-25**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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