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<br>Including suburb and postcode | 5108/80 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 | $730,000 | & | $792,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $410,000 | Property type | Unit | Suburb | Melbourne |
| Period-from | 01 Apr 2025 | to | 31 Mar 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 |
|---|---|---|
| 3607/442-450 ELIZABETH STREET MELBOURNE VIC 3000 | $790,000 | 03-Feb-26 |
| 5807/442-450 ELIZABETH STREET MELBOURNE VIC 3000 | $905,000 | 20-Feb-26 |
| 2308/27 THERRY STREET MELBOURNE VIC 3000 | $930,000 | 29-Jan-26 |

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: 15 April 2026

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**3607/442-450 ELIZABETH STREET MELBOURNE VIC 3000**

3 2 1

Sold Price **$790,000** Sold Date **03-Feb-26**

Distance **0.08km**



**5807/442-450 ELIZABETH STREET MELBOURNE VIC 3000**

3 2 2

Sold Price **$905,000** Sold Date **20-Feb-26**

Distance **0.08km**



**2308/27 THERRY STREET MELBOURNE VIC 3000**

3 2 1

Sold Price **$930,000** Sold Date **29-Jan-26**

Distance **0.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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