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	2106/80 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	$400,000	&	$440,000

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.

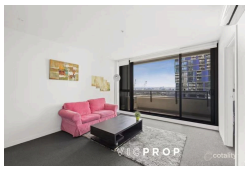
Address of comparable property	Price	Date of sale
2311/80 A'BECKETT STREET MELBOURNE VIC 3000	$410,000	20-Jan-26
2506/80 A'BECKETT STREET MELBOURNE VIC 3000	$425,000	28-Jan-26
4511/80 A'BECKETT STREET MELBOURNE VIC 3000	$427,000	19-Jan-26

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: 19 April 2026

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2311/80 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$410,000** Sold Date **20-Jan-26**

Distance **0km**



2506/80 A'BECKETT STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$425,000** Sold Date **28-Jan-26**

Distance **0km**

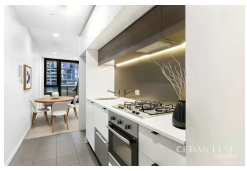


4511/80 A'BECKETT STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$427,000** Sold Date **19-Jan-26**

Distance **0km**



4607/80 A'BECKETT STREET MELBOURNE VIC 3000

2 1 1

Sold Price RS **$420,000** Sold Date **18-Mar-26**

Distance **0km**

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

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