Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale ***Sections 47AF of the Estate Agents Act 1980***

Address Including suburb & postcode	5/14 A'Beckett Street, PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	X	or range between	$600,000	&	$650,000

Median sale price

Median price	$491,750	Property type	Apartment	Suburb	Prahran
Period - from	01/07/24	to	30/06/25	Source	REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Sale Date	Bed	Bath	Car
1. 8/9 Lambert Rd, Toorak	$611,000	17/09/25	2	1	1
2. 6/16 Fulton St, Armadale	$575,000	12/07/25	2	1	1
3. 3/2 Lexton Grove, Prahran	$610,000	15/08/25	2	1	1

This Statement of Information was prepared on: 17/09/25

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Bed	Bath	Car
4. 9/14 A'Beckett St, Prahran	$660,000	18/12/24	2	1	1
5. 10/14 A'Beckett St, Prahran	$640,000	05/12/24	2	1	1
6. 11/14 A'Beckett St, Prahran	$705,000	09/02/24	2	1	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$600 - $625pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,161.95	$704.32	$4,370.80	$6,237.07

Size	Year Built	# In Complex/Block	Facilities
	1972	12	None

Owners Corporation	Chattels
OCCM P: 03 8840 7022	All fixed floor coverings, electric light fittings & window furnishings including removable island bench in kitchen

Sale Method	Terms
Deadline Sale 7/10/25 at 12pm	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.