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	5202/80 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	$382,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Aug 2025	to	31 Jul 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
1507/80 A'BECKETT STREET MELBOURNE VIC 3000	$430,000	31-May-26
1613/80 A'BECKETT STREET MELBOURNE VIC 3000	$305,000	21-Mar-26
2002/81 A'BECKETT STREET MELBOURNE VIC 3000	$360,000	25-Mar-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: 13 August 2026

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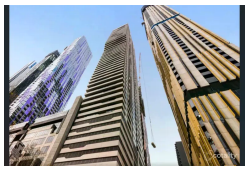


1507/80 A'BECKETT STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$430,000** Sold Date **31-May-26**

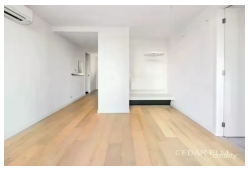
Distance **0km**

1613/80 A'BECKETT STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$305,000** Sold Date **21-Mar-26**

Distance **0km**



2002/81 A'BECKETT STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$360,000** Sold Date **25-Mar-26**

Distance **0.05km**

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

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