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	901/228 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2025	to	31 Aug 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
3001/350 WILLIAM STREET MELBOURNE VIC 3000	$570,000	09-Jun-26
3308/157 A'BECKETT STREET MELBOURNE VIC 3000	$600,000	30-Mar-26
3106/318 QUEEN STREET MELBOURNE VIC 3000	$570,000	04-Aug-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: 14 September 2026

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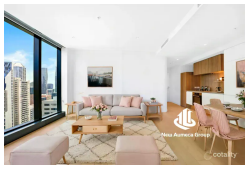
3001/350 WILLIAM STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$570,000** Sold Date **09-Jun-26**

Distance **0.13km**



3308/157 A'BECKETT STREET MELBOURNE VIC 3000

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Sold Price **$600,000** Sold Date **30-Mar-26**

Distance **0.23km**

3106/318 QUEEN STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$570,000** Sold Date **04-Aug-26**

Distance **0.28km**

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

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