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	915/228 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$395,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Aug 2024	to	31 Jul 2025	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
1201/228 A'BECKETT STREET MELBOURNE VIC 3000	$558,000	02-Apr-25
3305/350 WILLIAM STREET MELBOURNE VIC 3000	$550,000	01-Jul-25
2801/157 A'BECKETT STREET MELBOURNE VIC 3000	$548,000	04-Jun-25

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 August 2025

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1201/228 A'BECKETT STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$558,000** Sold Date **02-Apr-25**

Distance **0km**

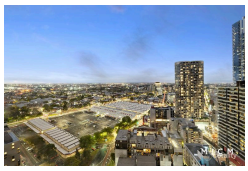


3305/350 WILLIAM STREET MELBOURNE VIC 3000

2 2 1

Sold Price RS **$550,000** Sold Date **01-Jul-25**

Distance **0.12km**



2801/157 A'BECKETT STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$548,000** Sold Date **04-Jun-25**

Distance **0.22km**

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

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