

## 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

4109/81 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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

1802/81 A'BECKETT STREET MELBOURNE VIC 3000	\$340,000	15-Oct-24
3204/81 A'BECKETT STREET MELBOURNE VIC 3000	\$348,000	26-Nov-24
3809/81 A'BECKETT STREET MELBOURNE VIC 3000	\$340,000	11-Nov-24

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: 31 January 2025



**1802/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$340,000** Sold Date **15-Oct-24**

Distance **0km**



**3204/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$348,000** Sold Date **26-Nov-24**

Distance **0km**



**3809/81 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$340,000** Sold Date **11-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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