

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

2012/228 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

511/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$668,000	04-Mar-26
3415/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$678,000	08-Oct-25
6101/370 QUEEN STREET MELBOURNE VIC 3000	\$685,000	02-Dec-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: 10 March 2026



**511/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

^{RS}

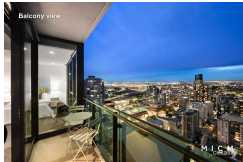
\$668,000

Sold Date

04-Mar-26

Distance

0.39km



**3415/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  1

Sold Price

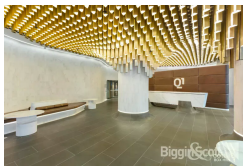
\$678,000

Sold Date

08-Oct-25

Distance

0.47km



**6101/370 QUEEN STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$685,000

Sold Date

02-Dec-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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