

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

1304/31 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

\$440,000

&

\$480,000

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

1409/31 A'BECKETT STREET MELBOURNE VIC 3000	\$490,000	02-Feb-26
1705/31 A'BECKETT STREET MELBOURNE VIC 3000	\$448,000	06-Mar-26
4703/81 A'BECKETT STREET MELBOURNE VIC 3000	\$478,000	04-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: 23 March 2026

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**1409/31 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$490,000** Sold Date **02-Feb-26**

Distance **0km**

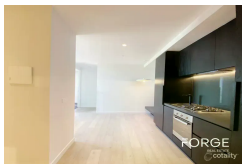


**1705/31 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$448,000** Sold Date **06-Mar-26**

Distance **0km**



**4703/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$478,000** Sold Date **04-Dec-25**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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