

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

2802/120 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

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

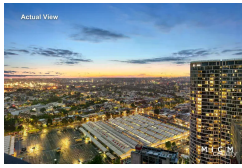
3903/120 A'BECKETT STREET MELBOURNE VIC 3000	\$580,000	05-Feb-26
3608/120 A'BECKETT STREET MELBOURNE VIC 3000	\$520,000	17-Jul-25
4002/120 A'BECKETT STREET MELBOURNE VIC 3000	\$540,000	29-Sep-25

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: 06 April 2026

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**3903/120 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$580,000** Sold Date **05-Feb-26**

Distance **0km**

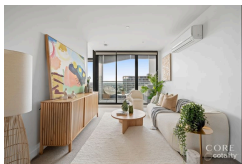


**3608/120 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$520,000** Sold Date **17-Jul-25**

Distance **0km**



**4002/120 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$540,000** Sold Date **29-Sep-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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