

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

2911/120 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

404/33 MACKENZIE STREET MELBOURNE VIC 3000	\$520,000	07-Jul-26
3202A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$518,000	28-Jul-26
2306/462 ELIZABETH STREET MELBOURNE VIC 3000	\$506,000	05-Aug-26

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: 14 September 2026



**404/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$520,000** Sold Date **07-Jul-26**

Distance **0.66km**



**3202A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$518,000** Sold Date **28-Jul-26**

Distance **0.29km**



**2306/462 ELIZABETH STREET
MELBOURNE VIC 3000**

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Sold Price **\$506,000** Sold Date **05-Aug-26**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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