

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

2013/135 A'beckett Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$430,000

&

\$460,000

Median sale price

Median price

\$540,000

Property Type

Unit

Suburb

Melbourne

Period - From

15/04/2024

to

14/04/2025

Source

Property Data

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 six 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
1	3011/22-24 Jane Bell La MELBOURNE 3000	\$437,500	28/02/2025
2	1813/22-24 Jane Bell La MELBOURNE 3000	\$470,000	29/11/2024
3	1102/105 Batman St WEST MELBOURNE 3003	\$440,000	21/11/2024

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 six months.~~

This Statement of Information was prepared on:

15/04/2025 13:27



1 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$430,000 - \$460,000
Median Unit Price
15/04/2024 - 14/04/2025: \$540,000

Comparable Properties

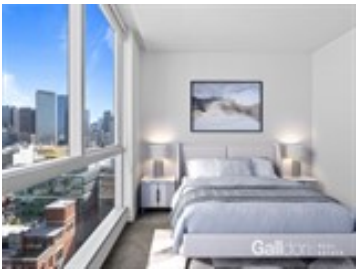


3011/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$437,500
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment



1813/22-24 Jane Bell La MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$470,000
Method: Private Sale
Date: 29/11/2024
Property Type: Apartment



1102/105 Batman St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

1 1 1

Price: \$440,000
Method: Private Sale
Date: 21/11/2024
Property Type: Apartment