

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 4209/135 A'Beckett Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$520,000 & \$530,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	306/30 Wreckyn St NORTH MELBOURNE 3051	\$525,000	20/05/2026
2	3 Doepel Way DOCKLANDS 3008	\$530,000	13/05/2026
3	22/520 Victoria St NORTH MELBOURNE 3051	\$530,000	16/03/2026

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: 28/05/2026 16:29



Rooms: 2
Property Type: Apartment
Land Size: 51 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$530,000
Median Unit Price
Year ending March 2026: \$485,000

Comparable Properties



306/30 Wreckyn St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 20/05/2026
Property Type: Apartment



3 Doepel Way DOCKLANDS 3008 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 13/05/2026
Property Type: Apartment



22/520 Victoria St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 16/03/2026
Property Type: Apartment

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