

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

2205/228 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

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

7906/228 LA TROBE STREET MELBOURNE VIC 3000	\$1,080,000	06-Jun-25
5302/318 RUSSELL STREET MELBOURNE VIC 3000	\$1,255,000	25-Oct-24
2410/7 KATHERINE PLACE MELBOURNE VIC 3000	\$1,006,827	06-Dec-24

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: 22 July 2025



**7906/228 LA TROBE STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price **\$1,080,000** Sold Date **06-Jun-25**

Distance **0.51km**



**5302/318 RUSSELL STREET
MELBOURNE VIC 3000**

3 2 -

Sold Price **\$1,255,000** Sold Date **25-Oct-24**

Distance **0.9km**



**2410/7 KATHERINE PLACE
MELBOURNE VIC 3000**

3 2 -

Sold Price **\$1,006,827** Sold Date **06-Dec-24**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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