

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

802/181 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

\$235,000

&

\$248,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

405/181 A'BECKETT STREET MELBOURNE VIC 3000	\$240,000	23-May-25
810/181 A'BECKETT STREET MELBOURNE VIC 3000	\$234,000	24-Mar-25
1103/181 A'BECKETT STREET MELBOURNE VIC 3000	\$238,000	26-Jun-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: 21 August 2025

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**405/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$240,000** Sold Date **23-May-25**

Distance **0km**



**810/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$234,000** Sold Date **24-Mar-25**

Distance **0km**



**1103/181 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$238,000** Sold Date **26-Jun-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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