

## 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

3008/31 A'BECKETT STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

602/31 A'BECKETT STREET MELBOURNE VIC 3000	\$332,000	04-Feb-26
904/31 A'BECKETT STREET MELBOURNE VIC 3000	\$372,000	06-Feb-26
2008/31 A'BECKETT STREET MELBOURNE VIC 3000	\$320,000	10-Apr-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: 06 May 2026



**602/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$332,000** Sold Date **04-Feb-26**

Distance **0km**



**904/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$372,000** Sold Date **06-Feb-26**

Distance **0km**



**2008/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price <sup>RS</sup> **\$320,000** Sold Date **10-Apr-26**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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