

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

2804/442-450 ELIZABETH 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

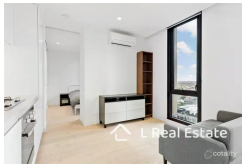
Date of sale

2903/81 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	25-Mar-26
2516/135 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	10-Apr-25
908/228 A'BECKETT STREET MELBOURNE VIC 3000	\$460,000	15-Feb-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: 20 July 2026



**2903/81 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$460,000

Sold Date **25-Mar-26**

Distance

0.13km



**2516/135 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

Sold Date **10-Apr-25**

Distance

0.21km



**908/228 A'BECKETT STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

Sold Date **15-Feb-25**

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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