

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

209/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price

\$668,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

203/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$813,800	30-Sep-24
107/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$630,300	18-Sep-24
307/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$670,000	14-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: 17 March 2025

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**203/85 LEVESON STREET NORTH
MELBOURNE VIC 3051**

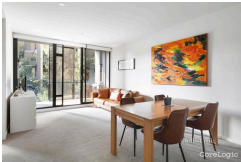
2 2 1

Sold Price

\$813,800

Sold Date **30-Sep-24**

Distance **0.07km**



**107/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price

\$630,300

Sold Date **18-Sep-24**

Distance **0km**



**307/380 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price

\$670,000

Sold Date **14-Feb-25**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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