

# 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

103/5 Curran Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$495,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2024 to 31/12/2024 Source REIV

### 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 six 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
1	603/107 Roden St WEST MELBOURNE 3003	\$1,500,000	03/12/2024
2			
3			

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 six months.

This Statement of Information was prepared on:

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 3    2    2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median Unit Price**

December quarter 2024: \$495,000

## Comparable Properties



**603/107 Roden St WEST MELBOURNE 3003 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 03/12/2024

**Property Type:** Apartment

**Land Size:** 177 sqm approx

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 six months. There is only one comparable property in the area. 103/5 Curran Street, North Melbourne is a high end apartment located in a boutique apartment. 603/107 Roden Street, West Melbourne is the only property with similar attributes and features.