Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	103/5 Curran Street, North Melbourne Vic 3051
Including suburb and	
postcode	
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Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000	&	\$1,540,000
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Median sale price

Median price	\$495,000	Pro	perty Type Ur	nit		Suburb	North Melbourne
Period - From	01/10/2024	to	31/12/2024	So	ource	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 sixmonths 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			

OR

3

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.

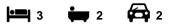
This Statement of Information was prepared on:	05/02/2025 11:09



WHITEFOX

Patrick Tilli 0413 083 735 paddy@whitefoxrealestate.com.au





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)

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Price: \$1,500,000 **Method:** Private Sale **Date:** 03/12/2024

Property Type: Apartment **Land Size:** 177 sqm approx

Agent Comments

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.

Account - Whitefox Real Estate | P: 96459699



