

# 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 430/23 Blackwood 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)

Price Range

\$370,000

&

\$390,000

### Median sale price

Median price

\$335,000

Property Type

Apartment

Suburb

North Melbourne (3051)

Period - From

01/01/2024

to

31/12/2024

Source

REA

### Comparable property sales

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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
104/704 Victoria Street, North Melbourne, Vic 3051	\$390,000	18/08/2024
1310/22-24 Jane Bell Lane, Melbourne, Vic 3000	\$378,000	09/12/2024
501/499 St Kilda Road, Melbourne, Vic 3004	\$385,000	25/11/2024

This Statement of Information was prepared on: 21/01/2025