

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 32 Baillie Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$1,430,000

Median sale price

Median price \$1,385,000 Property Type House Suburb North Melbourne

Period - From 01/01/2024 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	1/55 Abbotsford St NORTH MELBOURNE 3051	\$1,300,000	29/11/2024
2	26 Baillie St NORTH MELBOURNE 3051	\$1,400,000	26/10/2024
3	238 Stanley St WEST MELBOURNE 3003	\$1,510,000	18/09/2024

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:

24/02/2025 12:42

Lucas Mills

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Indicative Selling Price

\$1,430,000

Median House Price

Year ending December 2024: \$1,385,000



 4
  2
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Property Type: House (Res)**Agent Comments**

Architect-designed multi-level showpiece highlights the true appeal of inner-city living with indoor/outdoor entertaining spaces and enviable location in one of inner-Melbourne's premier pockets.

Comparable Properties

**1/55 Abbotsford St NORTH MELBOURNE 3051 (REI)**

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Price: \$1,300,000**Method:****Date:** 29/11/2024**Property Type:** Townhouse (Single)**Agent Comments**

Similar type build across multiple levels, one less bedroom and inferior location.

**26 Baillie St NORTH MELBOURNE 3051 (REI/VG)**

 3
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Price: \$1,400,000**Method:** Auction Sale**Date:** 26/10/2024**Property Type:** House (Res)**Agent Comments**

Very comparable property in the same development. Offering one less bedroom however has off street parking.

**238 Stanley St WEST MELBOURNE 3003 (REI/VG)**

 3
  2
  2

Price: \$1,510,000**Method:** Private Sale**Date:** 18/09/2024**Property Type:** House**Agent Comments**

Comparable property across multiple levels. One less bedroom.

Account - Lucas Mills Real Estate

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