

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

26 Baillie Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

North Melbourne

Period - From

01/07/2024

to

30/09/2024

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	238 Stanley St WEST MELBOURNE 3003	\$1,510,000	18/09/2024
2	3/11 St Georges Gr PARKVILLE 3052	\$1,480,000	31/08/2024
3	26 Little Baillie St NORTH MELBOURNE 3051	\$1,410,000	18/07/2024

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:

25/10/2024 20:48



3 2 1

Property Type: House

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



238 Stanley St WEST MELBOURNE 3003 (REI)

Agent Comments

3 2 2

Superior Size. Inferior Location.

Price: \$1,510,000

Method: Private Sale

Date: 18/09/2024

Property Type: House



3/11 St Georges Gr PARKVILLE 3052 (REI)

Agent Comments

3 2 1

Similar Size. Inferior Location.

Price: \$1,480,000

Method: Auction Sale

Date: 31/08/2024

Property Type: Townhouse (Res)



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

Agent Comments

3 - -

Similar Layout and Size. Inferior Outlook

Price: \$1,410,000

Method: Private Sale

Date: 18/07/2024

Property Type: House (Res)

Land Size: 62 sqm approx