

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 607/33 Race Course Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$450,000 & \$490,000

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	312/86 Macaulay Rd NORTH MELBOURNE 3051	\$460,000	14/01/2025
2	708/33 Blackwood St NORTH MELBOURNE 3051	\$468,000	13/12/2024
3	206/80 Ormond St KENSINGTON 3031	\$478,000	30/09/2024

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: 10/02/2025 11:18



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

December quarter 2024: \$495,000

Comparable Properties



312/86 Macaulay Rd NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$460,000

Method: Private Sale

Date: 14/01/2025

Property Type: Apartment



708/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

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Price: \$468,000

Method: Private Sale

Date: 13/12/2024

Property Type: Apartment



206/80 Ormond St KENSINGTON 3031 (REI/VG)

Agent Comments

2
 2
 1

Price: \$478,000

Method: Private Sale

Date: 30/09/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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