

## 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

323/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$155,000

&

\$170,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

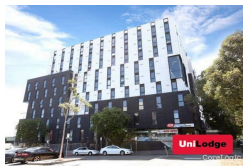
Date of sale

5/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$155,000	30-Apr-24
210/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$158,000	05-Dec-24
419/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$162,500	21-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 18 March 2025



## 5/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

1 1 -

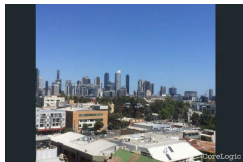
Sold Price

**\$155,000**

Sold Date **30-Apr-24**

Distance

**0km**



## 210/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

1 1 -

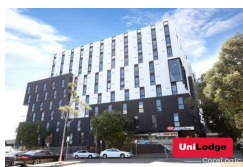
Sold Price

**\$158,000**

Sold Date **05-Dec-24**

Distance

**0km**



## 419/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

1 1 -

Sold Price

**\$162,500**

Sold Date **21-Mar-24**

Distance

**0km**



## 502/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

1 1 -

Sold Price

**\$170,000**

Sold Date **19-Sep-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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