

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

304/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

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

Single Price

\$788,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

103/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$750,000	11-Dec-24
1/55 PROVOST STREET NORTH MELBOURNE VIC 3051	\$745,000	21-Oct-24
203/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$813,800	30-Sep-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: 19 February 2025

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**103/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price

^{RS} **\$750,000**

Sold Date

11-Dec-24

Distance

0km



**1/55 PROVOST STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price

^{RS} **\$745,000**

Sold Date

21-Oct-24

Distance

0.14km



**203/85 LEVESON STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price

\$813,800

Sold Date

30-Sep-24

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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