

# 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

33 Little Baillie 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)

Range between \$1,650,000

&

\$1,720,000

### Median sale price

Median price \$1,085,500

Property Type Townhouse

Suburb North Melbourne

Period - From 24/01/2024

to

23/01/2025

Source Property Data

### 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	13 Lancashire La NORTH MELBOURNE 3051	\$1,815,000	16/11/2024
2	3/35 Little Baillie St NORTH MELBOURNE 3051	\$1,700,000	20/09/2024
3	8 Little Errol St NORTH MELBOURNE 3051	\$1,625,000	10/08/2024

**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:

24/01/2025 11:33

Lucas Mills  
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**Indicative Selling Price**

\$1,650,000 - \$1,720,000

**Median Townhouse Price**

24/01/2024 - 23/01/2025: \$1,085,500



3 2 1

**Property Type:** Townhouse  
(Single)

**Agent Comments**

3 bedroom, 2 bathroom street frontage townhouse with open plan living kitchen & meals area. Single lock-up garage and roof-top terrace.

## Comparable Properties



**13 Lancashire La NORTH MELBOURNE 3051 (REI/VG)**

3 2 2

**Price:** \$1,815,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** Townhouse (Res)

**Agent Comments**

Similar style property built across multiple levels. Similar location. Slightly newer internally, doesn't have roof-top terrace.



**3/35 Little Baillie St NORTH MELBOURNE 3051 (REI)**

3 2 1

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 20/09/2024  
**Property Type:** Townhouse (Res)

**Agent Comments**

Very similar overall property in the same development. Offering the same accomodation. Inferior as doesn't have street frontage.



**8 Little Errol St NORTH MELBOURNE 3051 (REI/VG)**

3 3 1

**Price:** \$1,625,000  
**Method:** Private Sale  
**Date:** 10/08/2024  
**Property Type:** House

**Agent Comments**

Very similar location, slightly newer build. Inferior as much smaller spaces and no roof-top terrace.

**Account - Lucas Mills Real Estate**



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