

# 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

207/108 Haines Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$680,000

### Median sale price

Median price \$565,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2024 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	605/39 Caravel La DOCKLANDS 3008	\$655,000	03/03/2025
2	109/18 Bent St KENSINGTON 3031	\$640,000	14/02/2025
3	805/20 Rakaia Way DOCKLANDS 3008	\$640,000	05/02/2025

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:

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William Zhu  
03 9842 8000  
0402 298 130  
william.zhu@harcourts.com.au



2 2 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$640,000 - \$680,000  
Median Unit Price  
Year ending December 2024: \$565,000

Comparable Properties



605/39 Caravel La DOCKLANDS 3008 (REI)

Agent Comments

2 2 1

Price: \$655,000  
Method: Private Sale  
Date: 03/03/2025  
Property Type: Apartment



109/18 Bent St KENSINGTON 3031 (REI)

Agent Comments

2 2 1

Price: \$640,000  
Method: Private Sale  
Date: 14/02/2025  
Property Type: Apartment



805/20 Rakaia Way DOCKLANDS 3008 (REI/VG)

Agent Comments

2 2 1

Price: \$640,000  
Method: Private Sale  
Date: 05/02/2025  
Property Type: Apartment

Account - Harcourts Manningham | P: 03 9842 8000