

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

203/130 Errol Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see 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	307/380 Queensberry St NORTH MELBOURNE 3051	\$670,000	14/02/2025
2	303/5 Courtney St NORTH MELBOURNE 3051	\$660,000	22/11/2024
3	207/130 Errol St NORTH MELBOURNE 3051	\$640,000	14/11/2024

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: 10/03/2025 18:14

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Property Type: Apartment**Land Size:** 0 sqm approx**Agent Comments**

Situated in one of North Melbourne's signature double-width streetscapes, this boutique apartment combines a well-appointed interior and big outdoor surprise to deliver a low-maintenance lifestyle of city-fringe perfection.

Indicative Selling Price

\$640,000 - \$680,000

Median Unit Price

Year ending December 2024: \$565,000

Comparable Properties



307/380 Queensberry St NORTH MELBOURNE 3051 (REI)

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Price: \$670,000**Method:** Private Sale**Date:** 14/02/2025**Property Type:** Apartment**Agent Comments**

Similar overall property in terms of accommodation. Inferior as smaller balcony and larger complex.



303/5 Courtney St NORTH MELBOURNE 3051 (VG)

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Price: \$660,000**Method:** Sale**Date:** 22/11/2024**Property Type:** Flat/Unit/Apartment (Res)**Agent Comments**

Similar overall property in terms of accommodation. Inferior as smaller balcony and larger complex.



207/130 Errol St NORTH MELBOURNE 3051 (REI/VG)

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Price: \$640,000**Method:** Private Sale**Date:** 14/11/2024**Property Type:** Apartment**Agent Comments**

Very comparable property in the same complex, smaller balcony however offers 2-bathrooms.

Account - Lucas Mills Real Estate



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