

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

12 Smyth Mews, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$875,000

Median sale price

Median price \$1,080,000

Property Type Townhouse

Suburb North Melbourne

Period - From 10/02/2024

to 09/02/2025

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	19 Wilson Mews NORTH MELBOURNE 3051	\$845,000	22/01/2025
2			
3			

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:

10/02/2025 09:00



2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$875,000

Median Townhouse Price

10/02/2024 - 09/02/2025: \$1,080,000

Comparable Properties



19 Wilson Mews NORTH MELBOURNE 3051 (REI)

Agent Comments

2 2 1

Price: \$845,000

Method: Private Sale

Date: 22/01/2025

Property Type: Townhouse (Single)

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.