

231 Errol Street, North Melbourne Vic 3051



2 Bed 1 Bath 1 Car
Property Type: House
Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending March 2024:
 \$1,226,250

Comparable Properties



159 Peel Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath - Car
Price: \$880,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 91 sqm approx
Agent Comments: Two bedroom single fronted property with comparable accommodation



42 Lothian Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath - Car
Price: \$850,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 60 sqm approx
Agent Comments: Two bedroom double storey property with comparable accommodation



219 Stanley Street, West Melbourne 3003 (REI)

2 Bed 1 Bath - Car
Price: \$832,000
Method: Private Sale
Date: 06/03/2024
Property Type: House (Res)
Agent Comments: Two bedroom single fronted property with comparable accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

231 Errol Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,226,250 House x Suburb North Melbourne

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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
159 Peel Street, NORTH MELBOURNE 3051	\$880,000	16/03/2024
42 Lothian Street, NORTH MELBOURNE 3051	\$850,000	12/04/2024
219 Stanley Street, WEST MELBOURNE 3003	\$832,000	06/03/2024

This Statement of Information was prepared on:

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