

# 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

135 Peel 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

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

North Melbourne

Period - From

01/04/2022

to

31/03/2023

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	4 Carroll St NORTH MELBOURNE 3051	\$1,429,312	09/12/2022
2	80a Railway Pl WEST MELBOURNE 3003	\$1,365,000	16/12/2022
3	33 Ireland St WEST MELBOURNE 3003	\$1,360,000	03/05/2023

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:

25/05/2023 09:10



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending March 2023: \$1,410,000

## Comparable Properties

**4 Carroll St NORTH MELBOURNE 3051 (VG)**

Agent Comments

3 - -

**Price:** \$1,429,312

**Method:** Sale

**Date:** 09/12/2022

**Property Type:** House (Res)

**Land Size:** 135 sqm approx



**80a Railway Pl WEST MELBOURNE 3003 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,365,000

**Method:** Private Sale

**Date:** 16/12/2022

**Property Type:** House

**Land Size:** 235 sqm approx



**33 Ireland St WEST MELBOURNE 3003 (REI)**

Agent Comments

3 2 1

**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 03/05/2023

**Property Type:** Townhouse (Res)