

# 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

109/3-11 High 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

\$130,000

&

\$143,000

### Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/07/2024

to

30/09/2024

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	314/9 High St NORTH MELBOURNE 3051	\$140,000	08/05/2024
2	513/9 High St NORTH MELBOURNE 3051	\$140,000	08/05/2024
3	614/9 High St NORTH MELBOURNE 3051	\$135,000	05/05/2024

**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:

28/10/2024 14:35



Property Type:  
Agent Comments

Indicative Selling Price  
\$130,000 - \$143,000  
Median Unit Price  
September quarter 2024: \$615,000

## Comparable Properties

314/9 High St NORTH MELBOURNE 3051 (VG) Agent Comments



Price: \$140,000  
Method: Sale  
Date: 08/05/2024  
Property Type: Strata Unit/Flat

513/9 High St NORTH MELBOURNE 3051 (VG) Agent Comments



Price: \$140,000  
Method: Sale  
Date: 08/05/2024  
Property Type: Strata Unit/Flat



614/9 High St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$135,000  
Method: Private Sale  
Date: 05/05/2024  
Property Type: Apartment  
Land Size: 20.40 sqm approx