

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

1/415 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

116/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$440,000	31-Oct-24
6/20 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$520,000	08-Oct-24
15/352-362 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$437,500	22-Aug-24

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 6 months.

This Statement of Information was prepared on: 11 April 2025



**116/108 HAINES STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$440,000

Sold Date

31-Oct-24

Distance

0.3km



**6/20 COURTNEY STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$520,000

Sold Date

08-Oct-24

Distance

1km



**15/352-362 VICTORIA STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price

\$437,500

Sold Date

22-Aug-24

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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