

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

10/77-81 Chapman Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$440,000 & \$470,000

Median sale price

Median price \$615,000 Property Type Unit Suburb North Melbourne

Period - From 01/04/2025 to 30/06/2025 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	209/41 Dryburgh St WEST MELBOURNE 3003	\$467,500	08/08/2025
2	608/228 Abeckett St MELBOURNE 3000	\$465,000	29/07/2025
3	306/64 Macaulay Rd NORTH MELBOURNE 3051	\$470,000	21/06/2025

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: 03/09/2025 09:47



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median Unit Price
June quarter 2025: \$615,000

Comparable Properties



209/41 Dryburgh St WEST MELBOURNE 3003 (REI)

Agent Comments

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Price: \$467,500
Method: Private Sale
Date: 08/08/2025
Property Type: Apartment



608/228 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$465,000
Method: Private Sale
Date: 29/07/2025
Property Type: Apartment



306/64 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 21/06/2025
Property Type: Unit