

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

100-106 MUNSTER TERRACE 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

North Melbourne

Period-from

01 May 2024

to

30 Apr 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

104B MUNSTER TERRACE NORTH MELBOURNE VIC 3051	\$1,900,000	18-Sep-24
GROUND FLOOR/47 BAILLIE STREET NORTH MELBOURNE VIC 3051	\$1,785,000	28-Mar-25

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: 19 May 2025

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**104B MUNSTER TERRACE NORTH
MELBOURNE VIC 3051**

4 3 2

Sold Price **\$1,900,000** Sold Date **18-Sep-24**

Distance **0km**



**GROUND FLOOR/47 BAILLIE
STREET NORTH MELBOURNE VIC
3051**

3 2 1

Sold Price ^{RS} **\$1,785,000** Sold Date **28-Mar-25**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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