

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<br>Including suburb and<br>postcode | 1014/33 Blackwood 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)

|              |           |
|--------------|-----------|
| Single Price | \$559,990 |
|--------------|-----------|

Median sale price

|               |            |               |            |        |                        |
|---------------|------------|---------------|------------|--------|------------------------|
| Median price  | \$660,000  | Property Type | House      | Suburb | North Melbourne (3051) |
| Period - From | 11/04/2025 | to            | 11/11/2025 | Source | REIV                   |

Comparable property sales

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 |
|--------------------------------------------------------|-----------|--------------|
| L18 1808/33 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051 | \$550,000 | 19/08/2025   |
| 1506/33 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051     | \$480,000 | 01/08/2025   |
| 723/23 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051      | \$560,000 | 19/06/2025   |

This Statement of Information was prepared on: 11/11/2025