

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

107/9 HIGH 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

\$155,000

&

\$170,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,444

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

601/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$170,000	29-Aug-25
119/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$160,000	13-Apr-25
806/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$170,000	08-Sep-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: 24 September 2025



**601/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

 1  1  1

Sold Price

^{RS} **\$170,000** Sold Date **29-Aug-25**

Distance **0km**



**119/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

 1  1  1

Sold Price

\$160,000 Sold Date **13-Apr-25**

Distance **0.08km**



**806/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

 1  1  1

Sold Price

^{RS} **\$170,000** Sold Date **08-Sep-25**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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