

# 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

11/33 Blackwood Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$375,000

### 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 | 322/33 Blackwood St NORTH MELBOURNE 3051 | \$351,500 | 11/06/2025   |
| 2 | 529/23 Blackwood St NORTH MELBOURNE 3051 | \$430,000 | 27/05/2025   |
| 3 | 318/23 Blackwood St NORTH MELBOURNE 3051 | \$352,000 | 15/04/2025   |

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:

01/10/2025 15:22



Jake Hu  
0488 028 978  
jake@melbournerealestate.com.au



Property Type:  
Agent Comments

Indicative Selling Price  
\$350,000 - \$375,000  
Median Unit Price  
June quarter 2025: \$615,000

## Comparable Properties



322/33 Blackwood St NORTH MELBOURNE 3051  
(REI/VG)

Agent Comments



Price: \$351,500  
Method: Private Sale  
Date: 11/06/2025  
Property Type: Apartment

529/23 Blackwood St NORTH MELBOURNE 3051 (VG)

Agent Comments



Price: \$430,000  
Method: Sale  
Date: 27/05/2025  
Property Type: Flat/Unit/Apartment (Res)

318/23 Blackwood St NORTH MELBOURNE 3051 (VG)

Agent Comments



Price: \$352,000  
Method: Sale  
Date: 15/04/2025  
Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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