

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 CURZON PLACE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

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

186 ERROL STREET NORTH MELBOURNE VIC 3051	\$925,000	24-May-25
68 PROVOST STREET NORTH MELBOURNE VIC 3051	\$890,000	10-May-25
14 LITTLE DRYBURGH STREET SOUTH NORTH MELBOURNE VIC 3051	\$1,025,000	07-Apr-25

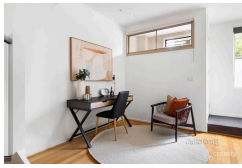
OR

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: 03 September 2025

Gareth Apswoude

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E gareth.a@obrienrealestate.com.au**186 ERROL STREET NORTH
MELBOURNE VIC 3051** 2  2  1

Sold Price

\$925,000Sold Date **24-May-25**

Distance

0.41km**68 PROVOST STREET NORTH
MELBOURNE VIC 3051** 2  1  1

Sold Price

\$890,000Sold Date **10-May-25**

Distance

0.34km**14 LITTLE DRYBURGH STREET
SOUTH NORTH MELBOURNE VIC
3051** 2  2  1

Sold Price

\$1,025,000Sold Date **07-Apr-25**

Distance

0.4km**RS** = Recent sale**UN** = Undisclosed Sale

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