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

115/86 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$475,000		&		\$515,000					
Median sale pi	rice									
Median price	\$552,500	Pro	operty Type	Unit			Suburb	North Melbourne		
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	218/86 Macaulay Rd NORTH MELBOURNE 3051	\$495,000	15/06/2025
2	412/86 Macaulay Rd NORTH MELBOURNE 3051	\$500,000	10/04/2025
3	107/64 Macaulay Rd NORTH MELBOURNE 3051	\$500,000	30/03/2025

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:

16/07/2025 19:58







Property Type: Apartment Agent Comments

Indicative Selling Price \$475,000 - \$515,000 **Median Unit Price** Year ending June 2025: \$552,500

Comparable Properties



<u>ل م</u> 2 1 Price: \$495,000

218/86 Macaulay Rd NORTH MELBOURNE 3051 (REI)

Method: Private Sale Date: 15/06/2025 Property Type: Unit

412/86 Macaulay Rd NORTH MELBOURNE 3051 (VG)

Agent Comments

Agent Comments



Price: \$500,000 Method: Sale Date: 10/04/2025 Property Type: Flat/Unit/Apartment (Res)

107/64 Macaulay Rd NORTH MELBOURNE 3051 (VG)

Agent Comments



Price: \$500,000 Method: Sale Date: 30/03/2025 Property Type: Flat/Unit/Apartment (Res)



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