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	1411/33 Blackwood Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000	&	\$630,000
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Median sale price

Median price	\$480,000	Pro	perty Type	Jnit		Suburb	North Melbourne
Period - From	18/07/2024	to	17/07/2025	So	ource	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	3608/639 Little Lonsdale St MELBOURNE 3000	\$600,000	12/07/2025
2	17/520 Victoria St NORTH MELBOURNE 3051	\$595,000	26/06/2025
3	3604/601 Little Lonsdale St MELBOURNE 3000	\$625,000	23/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/07/2025 11:15









Property Type: Agent Comments

Indicative Selling Price \$590,000 - \$630,000 **Median Unit Price** 18/07/2024 - 17/07/2025: \$480,000

Comparable Properties



3608/639 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

Price: \$600,000 Method: Private Sale Date: 12/07/2025

Property Type: Apartment



17/520 Victoria St NORTH MELBOURNE 3051 (REI)

2



Agent Comments

Price: \$595,000 Method: Private Sale Date: 26/06/2025

Property Type: Apartment



3604/601 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

Price: \$625,000 Method: Private Sale Date: 23/05/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400





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