

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

17/55 VILLIERS 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

\$175,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

107/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	21-Mar-25
111/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$156,000	26-Feb-25
113/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$157,500	06-Dec-24

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: 13 October 2025



**107/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$165,000

Sold Date

21-Mar-25

Distance

0km



**111/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

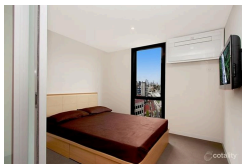
\$156,000

Sold Date

26-Feb-25

Distance

0km



**113/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$157,500

Sold Date

06-Dec-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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