

# 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

18/37 Haines 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 \$480,000 & \$528,000

### 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	17/171 Flemington Rd NORTH MELBOURNE 3051	\$496,000	06/09/2025
2	202/107 Hawke St WEST MELBOURNE 3003	\$495,000	23/07/2025
3	115/86 Macaulay Rd NORTH MELBOURNE 3051	\$500,000	21/07/2025

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:

22/09/2025 16:24



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$480,000 - \$528,000  
**Median Unit Price**  
June quarter 2025: \$615,000

## Comparable Properties



**17/171 Flemington Rd NORTH MELBOURNE 3051 (REI)** Agent Comments



**Price:** \$496,000  
**Method:** Private Sale  
**Date:** 06/09/2025  
**Property Type:** Apartment



**202/107 Hawke St WEST MELBOURNE 3003 (REI/VG)** Agent Comments



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 23/07/2025  
**Property Type:** Apartment



**115/86 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)** Agent Comments



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 21/07/2025  
**Property Type:** Apartment  
**Land Size:** 61 sqm approx

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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