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

189 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,091,000   Property Type Townhouse   Suburb North Melbourne

Period - From 28/07/2024 to 27/07/2025   Source 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	Price	Date of sale
1		
2		
3		

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: 28/07/2025 15:37

CONSUMER AFFAIRS VICTORIA

LUCAS MILLS

📖 3   **🛁 2**   **🚗 1**

Indicative Selling Price
$990,000 - $1,080,000
Median Townhouse Price
28/07/2024 - 27/07/2025: $1,091,000

Property Type: House (New - Detached)

Agent Comments

A compelling lifestyle choice for city professionals and discerning down-sizers, alike, this this 3-bedroom 2-bathroom townhouse combines a spacious floor-plan with impressive refinements to deliver a lavish environment of executive perfection.

Comparable Properties

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.

Account - Lucas Mills Real Estate

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