

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

2 Byron Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$890,000

&

\$950,000

Median sale price

Median price

\$1,363,000

Property Type

House

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	40 Lothian St NORTH MELBOURNE 3051	\$870,000	23/08/2025
2	18 Alfred St NORTH MELBOURNE 3051	\$940,000	16/08/2025
3	71 Courtney St NORTH MELBOURNE 3051	\$1,003,000	21/06/2025

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:

26/08/2025 12:18

Lucas Mills

0410037682

0410037682

lucas.mills@lucasmills.com.au

**Property Type:** House**Agent Comments**

Part of what was once known as the Star of Hotham Hotel, this boutique terrace home is ideal for city professionals and savvy investors alike with its prime location, creative design elements and corner position for an abundance of natural light.

Indicative Selling Price

\$890,000 - \$950,000

Median House Price

June quarter 2025: \$1,363,000

Comparable Properties

**40 Lothian St NORTH MELBOURNE 3051 (REI)****Price:** \$870,000**Method:** Auction Sale**Date:** 23/08/2025**Property Type:** House (Res)**Land Size:** 60 sqm approx**Agent Comments**

Similar Land Size. Inferior outdoor area.

**18 Alfred St NORTH MELBOURNE 3051 (REI)****Price:** \$940,000**Method:** Private Sale**Date:** 16/08/2025**Property Type:** House**Agent Comments**

Superior Land Size. Inferior Location.

**71 Courtney St NORTH MELBOURNE 3051 (REI)****Price:** \$1,003,000**Method:** Auction Sale**Date:** 21/06/2025**Property Type:** House (Res)**Agent Comments**

Superior Land Size. Similar Location

Account - Lucas Mills Real Estate

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