

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

201/392-398 Victoria Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$470,000 & \$495,000

Median sale price

Median price \$517,500 Property Type Unit Suburb North Melbourne

Period - From 17/07/2024 to 16/07/2025 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	23/44 Chetwynd St WEST MELBOURNE 3003	\$487,500	30/05/2025
2	36/101 Leveson St NORTH MELBOURNE 3051	\$470,000	13/03/2025
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: 17/07/2025 11:32

201/392-398 Victoria Street, North Melbourne Vic 3051



1 1 1

Property Type: Apartment
Land Size: 55 approx sqm approx

Agent Comments
Basement car park (not a stacker or car lift) and storage cage on title

Indicative Selling Price

\$470,000 - \$495,000

Median Unit Price

17/07/2024 - 16/07/2025: \$517,500

Comparable Properties



23/44 Chetwynd St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

1 1 1

Price: \$487,500
Method: Private Sale
Date: 30/05/2025
Property Type: Apartment



36/101 Leveson St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 1 1

Price: \$470,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

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 - Melbourne Boutique Property



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