

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

205/5 COURTNEY 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

\$458,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

6/20 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$520,000	08-Oct-24
212/150 PEEL STREET NORTH MELBOURNE VIC 3051	\$462,500	17-Feb-25
207/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$525,000	05-Feb-25

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: 31 March 2025

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**6/20 COURTNEY STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$520,000

Sold Date

08-Oct-24

Distance

0.1km



**212/150 PEEL STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$462,500

Sold Date

17-Feb-25

Distance

0.2km



**207/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price

\$525,000

Sold Date

05-Feb-25

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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