

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

22 Provost Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

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	24 Leveson St NORTH MELBOURNE 3051	\$1,665,000	11/05/2025
2	47 Baillie St NORTH MELBOURNE 3051	\$1,785,000	28/03/2025
3	33 Little Baillie St NORTH MELBOURNE 3051	\$1,730,000	27/02/2025

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:

18/07/2025 08:58

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 3
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

June quarter 2025: \$1,363,000

Comparable Properties

**24 Leveson St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

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Price: \$1,665,000**Method:** Private Sale**Date:** 11/05/2025**Property Type:** House (Res)**Land Size:** 132 sqm approx**47 Baillie St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

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 2
 1

Price: \$1,785,000**Method:** Sold Before Auction**Date:** 28/03/2025**Property Type:** House (Res)**Land Size:** 105 sqm approx**33 Little Baillie St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

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 2
 1

Price: \$1,730,000**Method:** Sold Before Auction**Date:** 27/02/2025**Property Type:** Townhouse (Res)