### 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	229 Dryburgh Street, North Melbourne Vic 3051
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,363,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	427-429 Dryburgh St NORTH MELBOURNE 3051	\$1,200,000	20/09/2025
2	40 Bangalore St KENSINGTON 3031	\$1,210,000	09/09/2025
3	495 Abbotsford St NORTH MELBOURNE 3051	\$1,360,000	05/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/09/2025 14:01



### **LUCAS MILLS**

Lucas Mills 0410037682 0410037682 lucas.mills@lucasmills.com.au

> **Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price**

June quarter 2025: \$1,363,000



One of the area's most wonderfully unique homes, this single-front Victorian (c1863) combines period charm and extended versatility (by architect Nicholas Murray) to deliver an inner-city lifestyle that's truly one of a kind.

## Comparable Properties



427-429 Dryburgh St NORTH MELBOURNE 3051 (REI)

Agent Comments

Inferior condition. Superior Landsize.

Price: \$1,200,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 245 sqm approx



40 Bangalore St KENSINGTON 3031 (REI)





**Agent Comments** 

Inferior Accommodation Size. Inferior Location.

Price: \$1,210,000 Method: Private Sale Date: 09/09/2025 Property Type: House



495 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

**Agent Comments** 

Superior Condition. Inferior Land Size.

Price: \$1,360,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 84 sqm approx

Account - Lucas Mills Real Estate





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