

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

229 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	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 comparable properties 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

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2025: \$1,363,000



3 1

Property Type: House**Agent Comments**

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)**

3 1 -

Price: \$1,200,000**Method:** Auction Sale**Date:** 20/09/2025**Property Type:** House (Res)**Land Size:** 245 sqm approx**Agent Comments**

Inferior condition. Superior Landsize.

**40 Bangalore St KENSINGTON 3031 (REI)**

3 1 1

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

Inferior Accommodation Size. Inferior Location.

**495 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)**

3 2 -

Price: \$1,360,000**Method:** Auction Sale**Date:** 05/07/2025**Property Type:** House (Res)**Land Size:** 84 sqm approx**Agent Comments**

Superior Condition. Inferior Land Size.

Account - Lucas Mills Real Estate