

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

302/6 HIGH 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

\$145,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

601/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$170,000	25-Aug-25
817/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$168,000	22-Sep-25
406/188-196 PEEL STREET NORTH MELBOURNE VIC 3051	\$165,000	14-Nov-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.~~

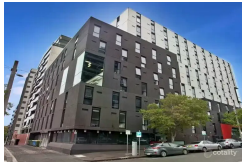
This Statement of Information was prepared on: 27 January 2026


**601/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

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Sold Price **\$170,000** Sold Date **25-Aug-25**

Distance **0.03km**


**817/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

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Sold Price **\$168,000** Sold Date **22-Sep-25**

Distance **0.11km**


**406/188-196 PEEL STREET NORTH
MELBOURNE VIC 3051**

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Sold Price **\$165,000** Sold Date **14-Nov-25**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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