

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

306/188 MACAULAY ROAD 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

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jul 2025

to

30 Jun 2026

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

509/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$715,000	18-Mar-26
804/111 CANNING STREET NORTH MELBOURNE VIC 3051	\$650,000	27-Feb-23
1410/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$720,000	04-Aug-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: 30 July 2026



509/188 MACAULAY ROAD NORTH Sold Price **\$715,000** Sold Date **18-Mar-26**
MELBOURNE VIC 3051

 2  2  2

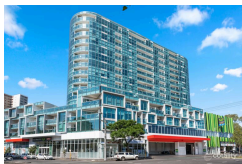
Distance **0km**



804/111 CANNING STREET NORTH Sold Price **\$650,000** Sold Date **27-Feb-23**
MELBOURNE VIC 3051

 2  2  1

Distance **0.06km**



1410/188 MACAULAY ROAD Sold Price **\$720,000** Sold Date **04-Aug-25**
NORTH MELBOURNE VIC 3051

 2  2  2

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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