

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

308/275 ABBOTSFORD 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

\$868,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

212/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$857,000	15-Mar-25
6/201 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$1,125,000	17-Jan-25
401/139-145 CHETWYND STREET NORTH MELBOURNE VIC 3051	\$971,000	03-Mar-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: 23 June 2025

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212/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051

2 2 1

Sold Price \$857,000 Sold Date 15-Mar-25

Distance 0km



6/201 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051

2 2 1

Sold Price \$1,125,000 Sold Date 17-Jan-25

Distance 0.22km



401/139-145 CHETWYND STREET
NORTH MELBOURNE VIC 3051

2 2 1

Sold Price \$971,000 Sold Date 03-Mar-25

Distance 0.62km

RS = Recent sale UN = Undisclosed Sale

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