

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

324/350 VICTORIA 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

or range
between

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 May 2024

to

30 Apr 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

121/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$747,777	05-Mar-24
118/350 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$725,000	20-Jun-24
10/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051	\$751,250	04-Dec-24

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: 06 May 2025



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**121/350 VICTORIA STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$747,777

Sold Date **05-Mar-24**

2 1 1

Distance

0km



**118/350 VICTORIA STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$725,000

Sold Date **20-Jun-24**

2 1 1

Distance

0km



**10/22-26 HOWARD STREET
NORTH MELBOURNE VIC 3051**

Sold Price

\$751,250

Sold Date **04-Dec-24**

2 1 1

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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