

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

410/108-112 MUNSTER TERRACE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,888

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

7/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$442,500	30-Jun-25
303/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$425,000	24-Jun-25
204/25 BYRON STREET NORTH MELBOURNE VIC 3051	\$425,000	27-Jul-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: 02 December 2025

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7/700 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051

 1  1  1

Sold Price **\$442,500** Sold Date **30-Jun-25**

Distance **0.17km**



303/188 MACAULAY ROAD NORTH
MELBOURNE VIC 3051

 1  1  1

Sold Price **\$425,000** Sold Date **24-Jun-25**

Distance **0.56km**



204/25 BYRON STREET NORTH
MELBOURNE VIC 3051

 1  1  1

Sold Price Sold Date **27-Jul-25**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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