

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

410/58 VILLIERS 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

409/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

\$430,000

21-Dec-24

1118/33 BLACKWOOD STREET NORTH MELBOURNE VIC 3051

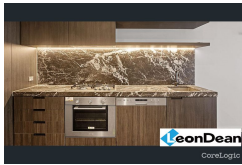
\$420,000

09-Oct-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: 07 April 2025



**409/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  -

Sold Price **\$430,000** Sold Date **21-Dec-24**

Distance **0.2km**



**1118/33 BLACKWOOD STREET
NORTH MELBOURNE VIC 3051**

 2  1  -

Sold Price **\$420,000** Sold Date **09-Oct-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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