

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

504/188 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

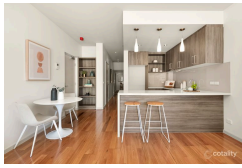
Date of sale

G1/4 ATKIN STREET NORTH MELBOURNE VIC 3051	\$721,500	02-Sep-25
101/1 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$710,000	29-Oct-25
22/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051	\$752,000	07-Nov-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: 03 February 2026



**G1/4 ATKIN STREET NORTH
MELBOURNE VIC 3051**

 2  2  1

Sold Price

\$721,500

Sold Date **02-Sep-25**

Distance **1.08km**



**101/1 COURTNEY STREET NORTH
MELBOURNE VIC 3051**

 2  2  1

Sold Price

\$710,000

Sold Date **29-Oct-25**

Distance **1.48km**



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

 2  1  1

Sold Price

^{RS} **\$752,000**

Sold Date **07-Nov-25**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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