

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

505/108 HAINES 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

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

705/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$370,000	30-Jul-25
12/51 BROUGHAM STREET NORTH MELBOURNE VIC 3051	\$375,000	07-Jul-25
21/205-207 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$339,000	01-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: 15 December 2025



**705/108 HAINES STREET NORTH
MELBOURNE VIC 3051**

Sold Price **\$370,000** Sold Date **30-Jul-25**

 1  1  1

Distance **0km**



**12/51 BROUGHAM STREET NORTH
MELBOURNE VIC 3051**

Sold Price **\$375,000** Sold Date **07-Jul-25**

 1  1  1

Distance **0.49km**



**21/205-207 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

Sold Price **\$339,000** Sold Date **01-Nov-25**

 1  1  5

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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