

Statement of Information

# Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb and  
postcode 6/5 Bedford Street, North Melbourne, 3051

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between  &

## Median sale price

Median price  Property type  Suburb

Period  
-  to  Source

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
203/130 Errol St NORTH MELBOURNE 3051	\$650,000.00	4/04/2025
17/38 Chapman St NORTH MELBOURNE 3051	\$670,000.00	14/02/2025
9/5 Bedford St NORTH MELBOURNE 3051	\$661,000.00	18/12/2024

This Statement of Information was prepared on: