

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

601/9 HIGH 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

\$160,000

&

\$176,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

107/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	21-Mar-25
119/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$160,000	13-Apr-25
130/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	29-May-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 August 2025


**107/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$165,000

Sold Date

21-Mar-25

Distance

0.08km

**119/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$160,000

Sold Date

13-Apr-25

Distance

0.08km

**130/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

1 1 1

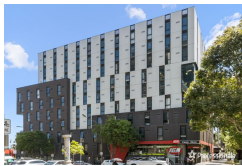
Sold Price

\$165,000

Sold Date

29-May-25

Distance

0.08km

**219/55 VILLIERS STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$170,000

Sold Date

28-Feb-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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