

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 8/49 Brougham Street, North Melbourne, VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$365,000

Median sale price

Median price \$660,000 Property Type House Suburb North Melbourne (3051)

Period - From 01/06/2025 to 06/11/2025 Source REIV

Comparable property sales

A 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
3/49 BROUGHAM STREET, NORTH MELBOURNE VIC 3051	\$390,000	10/10/2025
20/49 BROUGHAM STREET, NORTH MELBOURNE VIC 3051	\$375,855	30/09/2025
12/51 BROUGHAM STREET, NORTH MELBOURNE VIC 3051	\$375,000	11/07/2025

This Statement of Information was prepared on: 11/11/2025