

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

904/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$480,000

&

\$500,000

Median sale price

Median price

\$598,100

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2025

to

31/12/2025

Source

REIV

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 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
1	18/37 Haines St NORTH MELBOURNE 3051	\$495,000	21/11/2025
2	1301/151 Berkeley St MELBOURNE 3000	\$485,000	01/11/2025
3	1506/33 Blackwood St NORTH MELBOURNE 3051	\$480,000	01/08/2025

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 six months.~~

This Statement of Information was prepared on:

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Property Type:
Agent Comments

Indicative Selling Price
\$480,000 - \$500,000
Median Unit Price
December quarter 2025: \$598,100

Comparable Properties



18/37 Haines St NORTH MELBOURNE 3051 (REI/VG) Agent Comments



Price: \$495,000
Method: Private Sale
Date: 21/11/2025
Rooms: 3
Property Type: Apartment

1301/151 Berkeley St MELBOURNE 3000 (VG) Agent Comments



Price: \$485,000
Method: Sale
Date: 01/11/2025
Property Type: Flat/Unit/Apartment (Res)

1506/33 Blackwood St NORTH MELBOURNE 3051 (VG) Agent Comments



Price: \$480,000
Method: Sale
Date: 01/08/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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