Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

94 HOWARD STREET, NORTH MELBOURNE, VIC 3051

Indicative selling price

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

Single Price: \$1,550,000

Median sale price

| Median price | \$1,078,000 | Property type | House | Subt | NORTH MELBOURNE |
|--------------|-----------------------------------|---------------|--------|-------------|--------------------|
| Period | 01 July 2025 to 30 September 2025 | | Source | pricefinder | |

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 agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 882 LYGON ST, CARLTON NORTH, VIC 3054 | \$1,550,000 | 05/04/2025 |
| 211 STANLEY ST, WEST MELBOURNE, VIC 3003 | \$1,585,000 | 06/08/2025 |
| 4 STEDEFORD LANE, NORTH MELBOURNE, VIC 3051 | \$1,550,000 | 01/06/2025 |

This Statement of Information was prepared on:

23/10/2025

