

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

Price Range:

\$1,500,000 to \$1,600,000

Median sale price

Median price

\$1,438,000

Property type

House

Suburb

NORTH
MELBOURNE

Period

01 April 2025 to 30 June 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

39 PITT ST, CARLTON, VIC 3053	\$1,559,000	07/06/2025
13 PURCELL ST, NORTH MELBOURNE, VIC 3051	\$1,525,000	24/06/2025
882 LYGON ST, CARLTON NORTH, VIC 3054	\$1,550,000	05/04/2025

This Statement of Information was prepared on:

01/08/2025