

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

10/68-82 LEVESON 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

\$710,000

&

\$770,000

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

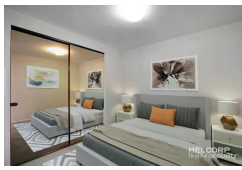
Date of sale

209/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$668,000	25-Mar-25
6/5 BEDFORD STREET NORTH MELBOURNE VIC 3051	\$710,000	04-Jun-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: 07 August 2025



**209/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$668,000** Sold Date **25-Mar-25**

Distance **0km**



**6/5 BEDFORD STREET NORTH
MELBOURNE VIC 3051**

 2  1  1

Sold Price **\$710,000** Sold Date **04-Jun-25**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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