

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/85 LEVESON STREET, NORTH MELBOURNE, VIC 305

Indicative selling price

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

Single price

or range between

\$690,000

&

\$720,000

Median sale price

Median price

\$480,000

Property Type

Unit

Suburb

NORTH MELBOURNE

Period - From

March 2024

to

February 2025

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
103/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$730,000	08/02/2025
5/480 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$740,000	31/10/2024
8/18 TYRONE STREET NORTH MELBOURNE VIC 3051	\$699,000	17/10/2024

This Statement of Information was prepared on:

1/04/2025