

# 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

6A St Andrews Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,065,000

Property Type

House

Suburb

North Melbourne

Period - From

01/10/2023

to

31/12/2023

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	501/28 Curzon St WEST MELBOURNE 3003	\$1,550,000	13/10/2023
2	38 Byron St NORTH MELBOURNE 3051	\$1,520,000	11/11/2023
3	15 Haines St NORTH MELBOURNE 3051	\$1,445,000	26/08/2023

**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:

15/02/2024 15:29



3 2 1

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
December quarter 2023: \$1,065,000

## Comparable Properties

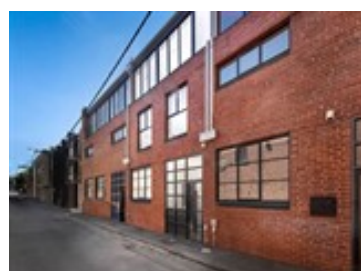


**501/28 Curzon St WEST MELBOURNE 3003 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,550,000  
**Method:** Sold Before Auction  
**Date:** 13/10/2023  
**Property Type:** Apartment



**38 Byron St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,520,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 110 sqm approx



**15 Haines St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,445,000  
**Method:** Auction Sale  
**Date:** 26/08/2023  
**Property Type:** House (Res)  
**Land Size:** 101 sqm approx