

# 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

905/33 Blackwood Street, North Melbourne Vic 3051

### Indicative selling price

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

Range between

\$470,000

&

\$490,000

### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/01/2025

to

31/03/2025

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	1308/33 Blackwood St NORTH MELBOURNE 3051	\$480,000	17/02/2025
2	435/23 Blackwood St NORTH MELBOURNE 3051	\$468,000	13/02/2025
3	416/33 Blackwood St NORTH MELBOURNE 3051	\$470,000	22/01/2025

**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:

23/06/2025 16:06



Jake Hu  
0488 028 978  
jake@melbournerealestate.com.au



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Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$470,000 - \$490,000  
Median Unit Price  
March quarter 2025: \$530,000

## Comparable Properties



1308/33 Blackwood St NORTH MELBOURNE 3051  
(REI/VG)

Agent Comments

2   1   -

Price: \$480,000  
Method: Private Sale  
Date: 17/02/2025  
Property Type: Apartment  
Land Size: 4048.13 sqm approx

435/23 Blackwood St NORTH MELBOURNE 3051 (VG)

Agent Comments

2   -   -

Price: \$468,000  
Method: Sale  
Date: 13/02/2025  
Property Type: Flat/Unit/Apartment (Res)

416/33 Blackwood St NORTH MELBOURNE 3051 (VG)

Agent Comments

2   -   -

Price: \$470,000  
Method: Sale  
Date: 22/01/2025  
Property Type: Flat/Unit/Apartment (Res)

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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