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

1203/58 Villiers Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price	$615,000	Property Type	Unit	Suburb	North Melbourne
Period - From	01/04/2025	to	30/06/2025	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	1101/93 Flemington Rd NORTH MELBOURNE 3051	$533,000	07/05/2025
2	1209/58 Villiers St NORTH MELBOURNE 3051	$525,000	06/03/2025
3	607/97 Flemington Rd NORTH MELBOURNE 3051	$602,000	28/01/2025

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: 07/07/2025 16:24

CONSUMER AFFAIRS VICTORIA

🛏 **2**   🛁 **1**   🚗 **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
June quarter 2025: $615,000

Comparable Properties

1101/93 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $533,000
Method: Private Sale
Date: 07/05/2025
Rooms: 3
Property Type: Apartment

Agent Comments

1209/58 Villiers St NORTH MELBOURNE 3051 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $525,000
Method: Sale
Date: 06/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

607/97 Flemington Rd NORTH MELBOURNE 3051 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $602,000
Method: Sale
Date: 28/01/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments