

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

414/86 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$490,000

&

\$539,000

Median sale price

Median price

\$598,100

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2025

to

31/12/2025

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	301/93 Arden St NORTH MELBOURNE 3051	\$530,000	24/10/2025
2	906/108 Haines St NORTH MELBOURNE 3051	\$570,000	23/08/2025
3	115/86 Macaulay Rd NORTH MELBOURNE 3051	\$500,000	21/07/2025

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:

13/01/2026 13:21



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

December quarter 2025: \$598,100

Comparable Properties



301/93 Arden St NORTH MELBOURNE 3051 (VG)

Agent Comments

2
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 -

Price: \$530,000

Method: Sale

Date: 24/10/2025

Property Type: Flat/Unit/Apartment (Res)



906/108 Haines St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2
 1
 1

Price: \$570,000

Method: Private Sale

Date: 23/08/2025

Property Type: Apartment



115/86 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2
 1
 1

Price: \$500,000

Method: Private Sale

Date: 21/07/2025

Property Type: Apartment

Land Size: 61 sqm approx

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