

## 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

904/33 Blackwood Street, North Melbourne Vic 3051

#### Indicative selling price

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

Range between \$480,000 & \$500,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$598,100</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">Unit</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">North Melbourne</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	18/37 Haines St NORTH MELBOURNE 3051	\$495,000	21/11/2025
2	1301/151 Berkeley St MELBOURNE 3000	\$485,000	01/11/2025
3	1506/33 Blackwood St NORTH MELBOURNE 3051	\$480,000	01/08/2025

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:

14/01/2026 11:37



**Property Type:**

Agent Comments

**Indicative Selling Price**

\$480,000 - \$500,000

**Median Unit Price**

December quarter 2025: \$598,100

## Comparable Properties



**18/37 Haines St NORTH MELBOURNE 3051 (REI/VG)**



Agent Comments

**Price:** \$495,000

**Method:** Private Sale

**Date:** 21/11/2025

**Rooms:** 3

**Property Type:** Apartment

**1301/151 Berkeley St MELBOURNE 3000 (VG)**



Agent Comments

**Price:** \$485,000

**Method:** Sale

**Date:** 01/11/2025

**Property Type:** Flat/Unit/Apartment (Res)

**1506/33 Blackwood St NORTH MELBOURNE 3051 (VG)**



Agent Comments

**Price:** \$480,000

**Method:** Sale

**Date:** 01/08/2025

**Property Type:** Flat/Unit/Apartment (Res)

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