

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

41 Little Provost Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,325,500

Property Type

House

Suburb

North Melbourne

Period - From

05/10/2024

to

04/10/2025

Source

Property Data

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	119 Dryburgh St NORTH MELBOURNE 3051	\$1,400,000	13/09/2025
2	218 Bellair St KENSINGTON 3031	\$1,395,000	06/09/2025
3	15 Mary St NORTH MELBOURNE 3051	\$1,375,000	05/06/2025

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:

05/10/2025 21:28



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
05/10/2024 - 04/10/2025: \$1,325,500

Comparable Properties



119 Dryburgh St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 1 1

Price: \$1,400,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 129 sqm approx



218 Bellair St KENSINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$1,395,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)



15 Mary St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

3 2 1

Price: \$1,375,000
Method: Sold Before Auction
Date: 05/06/2025
Property Type: Townhouse (Res)

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



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