

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 \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb North Melbourne

Period - From 28/08/2024

to

27/08/2025

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	46 Abbotsford St WEST MELBOURNE 3003	\$1,450,000	16/08/2025
2	555 King St WEST MELBOURNE 3003	\$1,430,000	07/05/2025
3	3503/260 Spencer St MELBOURNE 3000	\$1,450,000	24/04/2025

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:

28/08/2025 11:13



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
28/08/2024 - 27/08/2025: \$1,360,000

Comparable Properties



46 Abbotsford St WEST MELBOURNE 3003 (REI)

Agent Comments

4 1 -

Price: \$1,450,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)



555 King St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

3 2 2

Price: \$1,430,000
Method: Sold Before Auction
Date: 07/05/2025
Property Type: House (Res)
Land Size: 143 sqm approx

3503/260 Spencer St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$1,450,000
Method: Sale
Date: 24/04/2025
Property Type: Flat/Unit/Apartment (Res)

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



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