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	1/22 BYRON STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$480,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
201/392-398 VICTORIA STREET NORTH MELBOURNE VIC 3051	$480,000	23-Jul-25
23/44 CHETWYND STREET WEST MELBOURNE VIC 3003	$487,500	09-May-25
8/30 PARK DRIVE PARKVILLE VIC 3052	$484,000	29-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 16 August 2025

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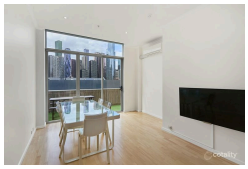
201/392-398 VICTORIA STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price RS **$480,000** UN

Sold Date **23-Jul-25**

Distance **0.4km**



23/44 CHETWYND STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$487,500**

Sold Date **09-May-25**

Distance **0.59km**



8/30 PARK DRIVE PARKVILLE VIC 3052

1 1 1

Sold Price RS **$484,000**

Sold Date **29-Jul-25**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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