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	135 Errol 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 $1,360,000 Property Type House Suburb North Melbourne

Period - From 01/07/2025 to 30/09/2025 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	495 Abbotsford St NORTH MELBOURNE 3051	$1,360,000	05/07/2025
2	48-50 Baillie St NORTH MELBOURNE 3051	$1,400,000	24/06/2025
3	64-66 Abbotsford St WEST MELBOURNE 3003	$1,370,000	16/05/2025

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: 17/10/2025 09:50

135 Errol Street, North Melbourne Vic 3051

Lisa Roberts
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4 2

Rooms: 6
Property Type: House
Land Size: 105.724 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,360,000

Comparable Properties



495 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

3 2 -

Price: $1,360,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 84 sqm approx

Agent Comments



48-50 Baillie St NORTH MELBOURNE 3051 (REI)

3 1 -

Price: $1,400,000
Method: Private Sale
Date: 24/06/2025
Property Type: House

Agent Comments



64-66 Abbotsford St WEST MELBOURNE 3003 (REI)

3 2 -

Price: $1,370,000
Method: Private Sale
Date: 16/05/2025
Property Type: House

Agent Comments

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