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 Little Baillie Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $1,249,000

Median sale price

Median price $1,400,000 Property Type House Suburb North Melbourne

Period - From 01/04/2025 to 31/03/2026 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	5a Raglan St NORTH MELBOURNE 3051	$1,176,000	13/06/2026
2	58 Dorrit St CARLTON 3053	$1,250,000	01/06/2026
3	8/74-80 Ireland St WEST MELBOURNE 3003	$1,200,000	30/05/2026

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: 17/06/2026 11:01

1 Little Baillie Street, North Melbourne Vic 3051

JellisCraig

Zach Sianos
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3 2 2

Property Type: House

Agent Comments

Townhouse in close to new Arden Station and Errol St shops and cafe's

Indicative Selling Price
$1,249,000
Median House Price
Year ending March 2026: $1,400,000

Comparable Properties



5a Raglan St NORTH MELBOURNE 3051 (REI)

3 2 1

Price: $1,176,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Townhouse (Res)

Agent Comments

Comparable style of home and location.



58 Dorrit St CARLTON 3053 (REI)

3 1 -

Price: $1,250,000
Method: Sold Before Auction
Date: 01/06/2026
Property Type: House (Res)

Agent Comments

Comparable style of home.



8/74-80 Ireland St WEST MELBOURNE 3003 (REI)

3 3 1

Price: $1,200,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

Agent Comments

Comparable location.

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