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	28A Mark Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,089,000 Property Type Townhouse Suburb North Melbourne

Period - From 10/12/2024 to 09/12/2025 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	33 Lincoln Mews KENSINGTON 3031	$840,000	18/10/2025
2	4/303 Flemington Rd NORTH MELBOURNE 3051	$890,000	03/10/2025
3	21 Wilson Mews NORTH MELBOURNE 3051	$860,000	14/08/2025

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: 10/12/2025 11:56

28A Mark Street, North Melbourne Vic 3051

JellisCraig

Jerome Feery
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Indicative Selling Price
$850,000 - $900,000
Median Townhouse Price
10/12/2024 - 09/12/2025: $1,089,000



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Modern tri level townhouse.

Comparable Properties



33 Lincoln Mews KENSINGTON 3031 (VG)

2 - -

Price: $840,000
Method: Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 82 sqm approx

Agent Comments

Inferior location and lacking additional bedroom.



4/303 Flemington Rd NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $890,000
Method: Sold Before Auction
Date: 03/10/2025
Property Type: Townhouse (Res)

Agent Comments

Older style 2 bedroom townhouse in superior location.



21 Wilson Mews NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $860,000
Method: Private Sale
Date: 14/08/2025
Property Type: Townhouse (Single)
Land Size: 76 sqm approx

Agent Comments

Positioned in same development. Offers study not 3rd bedroom.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

REIV THE DIFFERENCE

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