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	306/111 Canning Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $990,000 & $1,050,000

Median sale price

Median price $555,500 Property Type Unit Suburb North Melbourne

Period - From 01/01/2026 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	5/36 Berkeley St CARLTON 3053	$1,050,000	18/03/2026
2	13/363 Macaulay Rd KENSINGTON 3031	$1,150,000	05/01/2026
3	203/491 Victoria St WEST MELBOURNE 3003	$1,150,000	17/10/2025

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: 15/04/2026 14:23

306/111 Canning Street, North Melbourne Vic 3051

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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$990,000 - $1,050,000
Median Unit Price
March quarter 2026: $555,500

Comparable Properties



5/36 Berkeley St CARLTON 3053 (REI)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 18/03/2026
Property Type: Townhouse (Single)

Agent Comments



13/363 Macaulay Rd KENSINGTON 3031 (REI/VG)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 05/01/2026
Property Type: Townhouse (Single)

Agent Comments



203/491 Victoria St WEST MELBOURNE 3003 (REI/VG)

3 2 1

Price: $1,150,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment

Agent Comments

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