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	54 Byron Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,132,500 Property Type Townhouse Suburb North Melbourne

Period - From 16/03/2025 to 15/03/2026 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	7/11 Anderson St WEST MELBOURNE 3003	$1,250,000	19/02/2026
2	18 Courtney Pl NORTH MELBOURNE 3051	$1,290,000	02/02/2026
3	6/41 Leveson St NORTH MELBOURNE 3051	$1,361,000	27/11/2025

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: 16/03/2026 16:17

54 Byron Street, North Melbourne Vic 3051

JellisCraig

Trevor Gange
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0499 332 211
trevorgange@jelliscraig.com.au



2 2 2

Rooms: 4
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
16/03/2025 - 15/03/2026: $1,132,500

Comparable Properties



7/11 Anderson St WEST MELBOURNE 3003 (REI)

2 2 1

Price: $1,250,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: Apartment

Agent Comments



18 Courtney Pl NORTH MELBOURNE 3051 (REI/VG)

3 1 1

Price: $1,290,000
Method: Private Sale
Date: 02/02/2026
Property Type: Townhouse (Res)

Agent Comments



6/41 Leveson St NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $1,361,000
Method: Private Sale
Date: 27/11/2025
Property Type: Townhouse (Single)

Agent Comments

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