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	442 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,372,000 Property Type House Suburb North Melbourne

Period - From 27/04/2025 to 26/04/2026 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	255 Abbotsford St NORTH MELBOURNE 3051	$820,000	18/04/2026
2	112 Melrose St NORTH MELBOURNE 3051	$878,000	10/04/2026
3	40 Brougham St NORTH MELBOURNE 3051	$1,100,000	23/02/2026

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: 27/04/2026 10:17

442 Abbotsford Street, North Melbourne Vic 3051

JellisCraig

Joe Vicino
9379 2000
0438 770 052
joevicino@jelliscraig.com.au



3 1 1

Property Type: House

Agent Comments

3 Bedroom single fronted home

Indicative Selling Price
$900,000 - $950,000
Median House Price
27/04/2025 - 26/04/2026: $1,372,000

Comparable Properties

255 Abbotsford St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $820,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 124 sqm approx

Agent Comments

Same street in worse condition and minus a bedroom. Has off street parking.



112 Melrose St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $878,000
Method: Sold Before Auction
Date: 10/04/2026
Property Type: House (Res)

Agent Comments

Similar location single front home with similar accommodation.



40 Brougham St NORTH MELBOURNE 3051 (REI/VG)

3 1 -

Price: $1,100,000
Method: Private Sale
Date: 23/02/2026
Property Type: House
Land Size: 159 sqm approx

Agent Comments

Similar location single front home with same accommodation.

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