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	39 Curzon Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,625,000 Property Type House Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 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	140 Curzon St NORTH MELBOURNE 3051	$950,000	21/09/2024
2	3 Altona St KENSINGTON 3031	$990,000	21/09/2024
3	25 Chelmsford St KENSINGTON 3031	$960,000	21/05/2024

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: 30/10/2024 16:15

39 Curzon Street, North Melbourne Vic 3051



2 1 1

Property Type: House
Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median House Price
September quarter 2024: $1,625,000

Comparable Properties



140 Curzon St NORTH MELBOURNE 3051 (REI)

4 1 1

Price: $950,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 212 sqm approx

Agent Comments



3 Altona St KENSINGTON 3031 (REI)

2 1 -

Price: $990,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)

Agent Comments



25 Chelmsford St KENSINGTON 3031 (REI/VG)

3 1 -

Price: $960,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 177 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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