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	4/520 Victoria Street, North Melbourne Vic 3051

Indicative selling price

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

Single price: $525,000

Median sale price

Median price: $495,000 | Property Type: Unit | Suburb: North Melbourne

Period - From: 24/03/2024 to: 23/03/2025 | 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	16/520 Victoria St NORTH MELBOURNE 3051	$580,000	25/02/2025
2	5/7 Curran St NORTH MELBOURNE 3051	$515,000	13/02/2025
3	16/22 Howard St NORTH MELBOURNE 3051	$540,000	30/01/2025

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: 24/03/2025 16:15

4/520 Victoria Street, North Melbourne Vic 3051



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$525,000
Median Unit Price
24/03/2024 - 23/03/2025: $495,000

Comparable Properties



16/520 Victoria St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $580,000
Method: Private Sale
Date: 25/02/2025
Property Type: Apartment

Agent Comments



5/7 Curran St NORTH MELBOURNE 3051 (VG)

2 - -

Price: $515,000
Method: Sale
Date: 13/02/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



16/22 Howard St NORTH MELBOURNE 3051 (VG)

2 - -

Price: $540,000
Method: Sale
Date: 30/01/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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