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	162 CAPEL STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	House	Suburb	North Melbourne
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 6 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
36 ABBOTSFORD STREET WEST MELBOURNE VIC 3003	$1,299,000	27-Jul-24
334 CARDIGAN STREET CARLTON VIC 3053	$1,320,000	04-May-24
558 DRUMMOND STREET CARLTON NORTH VIC 3054	$1,264,000	11-May-24

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 6 months.~~

This Statement of Information was prepared on: 30 April 2025

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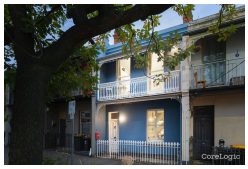


36 ABBOTSFORD STREET WEST MELBOURNE VIC 3003

2 1 -

Sold Price **$1,299,000** Sold Date **27-Jul-24**

Distance **1.04km**



334 CARDIGAN STREET CARLTON VIC 3053

2 1 -

Sold Price **$1,320,000** Sold Date **04-May-24**

Distance **1.25km**



558 DRUMMOND STREET CARLTON NORTH VIC 3054

2 1 -

Sold Price **$1,264,000** Sold Date **11-May-24**

Distance **1.86km**

RS = Recent sale **UN** = Undisclosed Sale

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