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<br>Including suburb and postcode | 3/9-15 MURPHY 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 | $240,000 | & | $260,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $475,000 | Property type | Unit | Suburb | North Melbourne |
| Period-from | 01 Jan 2025 | to | 31 Dec 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 1/9-15 MURPHY STREET NORTH MELBOURNE VIC 3051 | $242,500 | 25-Jun-25 |
| 117/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051 | $258,000 | 22-Apr-25 |
| 211/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051 | $241,500 | 11-Jul-25 |

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: 28 January 2026

Ally Mooney
M 0419329508
E ally.mooney@belleproperty.com

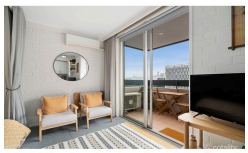


**1/9-15 MURPHY STREET NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **$242,500** Sold Date **25-Jun-25**

Distance **0km**

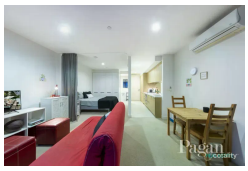


**117/171 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **$258,000** Sold Date **22-Apr-25**

Distance **0.29km**



**211/97-103 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price **$241,500** Sold Date **11-Jul-25**

Distance **0.15km**

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

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