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	1/19 WOOD 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Oct 2024	to	30 Sep 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
4/76 HAINES STREET NORTH MELBOURNE VIC 3051	$669,000	21-May-25
9/369 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	$693,000	06-Mar-25
27/369 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	$693,000	06-Mar-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: 13 October 2025

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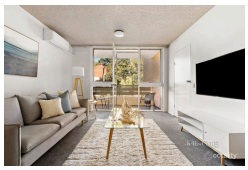


4/76 HAINES STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$669,000** Sold Date **21-May-25**

Distance **0.04km**

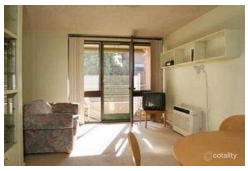


9/369 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$693,000** Sold Date **06-Mar-25**

Distance **0.06km**



27/369 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price Sold Date **06-Mar-25**

Distance **0.06km**

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

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