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	11/14 LANCASHIRE LANE 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	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$478,888	Property type	Unit	Suburb	North Melbourne
Period-from	01 Nov 2024	to	31 Oct 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
11/18 IRELAND STREET WEST MELBOURNE VIC 3003	$765,000	12-Apr-25
3/3 STEWART STREET MELBOURNE VIC 3000	$770,000	24-Jun-25
5/7-29 LITTLE PALMERSTON STREET CARLTON VIC 3053	$780,000	19-Nov-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: 12 November 2025

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11/18 IRELAND STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$765,000** Sold Date **12-Apr-25**

Distance **0.69km**



3/3 STEWART STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$770,000** Sold Date **24-Jun-25**

Distance **1.22km**



5/7-29 LITTLE PALMERSTON STREET CARLTON VIC 3053

2 1 1

Sold Price **$780,000** Sold Date **19-Nov-24**

Distance **1.83km**

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

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