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 | 513/179 BOUNDARY ROAD 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 | $450,000 | ~~or range between~~ | | & | |

## 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 |
|---|---|---|
| 208/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051 | $460,000 | 08-Sep-25 |
| 708/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051 | $480,000 | 16-Feb-25 |
| 104/90 CADE WAY PARKVILLE VIC 3052 | $465,000 | 25-Sep-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.~~

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



**208/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **$460,000** Sold Date **08-Sep-25**

Distance **0.15km**



**708/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **$480,000** Sold Date **16-Feb-25**

Distance **0.15km**



**104/90 CADE WAY PARKVILLE VIC 3052**

2 2 1

Sold Price **$465,000** Sold Date **25-Sep-25**

Distance **1.19km**

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

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