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	103/8 ATKIN 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	$670,000	&	$720,000

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.

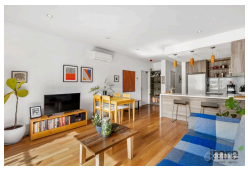
Address of comparable property	Price	Date of sale
4 ATKIN STREET NORTH MELBOURNE VIC 3051	$721,500	05-Sep-25
1510/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	$615,000	30-Apr-25
107/107 RODEN STREET WEST MELBOURNE VIC 3003	$717,000	17-Jul-25

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: 17 October 2025

Gianni Fazzari
M 0488442388
E gianni.fazzari@belleproperty.com

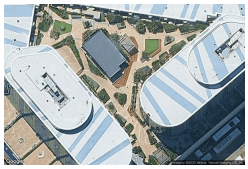


4 ATKIN STREET NORTH MELBOURNE VIC 3051

2 2 -

Sold Price RS $721,500 Sold Date 05-Sep-25

Distance 0.01km



1510/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051

2 2 -

Sold Price $615,000 Sold Date 30-Apr-25

Distance 1.09km



107/107 RODEN STREET WEST MELBOURNE VIC 3003

2 2 -

Sold Price $717,000 Sold Date 17-Jul-25

Distance 0.46km

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

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