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	102/8 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	$380,000	&	$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Feb 2025	to	31 Jan 2026	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
13/80 OSHANASSY STREET NORTH MELBOURNE VIC 3051	$390,000	18-Sep-25
115/108 HAINES STREET NORTH MELBOURNE VIC 3051	$415,000	23-Dec-25
102/704 VICTORIA STREET NORTH MELBOURNE VIC 3051	$390,000	18-Nov-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: 06 February 2026

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



13/80 OSHANASSY STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$390,000** Sold Date **18-Sep-25**

Distance **0.5km**



115/108 HAINES STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price RS **$415,000** Sold Date **23-Dec-25**

Distance **0.76km**



102/704 VICTORIA STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$390,000** Sold Date **18-Nov-25**

Distance **0.55km**

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

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