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	9/22-26 HOWARD 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	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
2/20 BEDFORD STREET NORTH MELBOURNE VIC 3051	$702,000	12-Apr-25
101/1 COURTNEY STREET NORTH MELBOURNE VIC 3051	$710,000	29-Oct-25
4/11 OXFORD STREET NORTH MELBOURNE VIC 3051	$747,500	03-Jun-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: 24 February 2026

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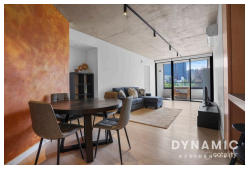
2/20 BEDFORD STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **$702,000** Sold Date **12-Apr-25**

Distance **0.31km**



101/1 COURTNEY STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **$710,000** Sold Date **29-Oct-25**

Distance **0.17km**



4/11 OXFORD STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price **$747,500** Sold Date **03-Jun-25**

Distance **0.45km**

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

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