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	13/147 CURZON 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$508,500	Property type	Unit	Suburb	North Melbourne
Period-from	01 Apr 2025	to	31 Mar 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
12/60 OSHANASSY STREET NORTH MELBOURNE VIC 3051	$605,000	31-Jul-25
8/37-41 HAINES STREET NORTH MELBOURNE VIC 3051	$641,000	15-Aug-25
19/37-41 HAINES STREET NORTH MELBOURNE VIC 3051	$625,000	08-Dec-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: 16 April 2026

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12/60 OSHANASSY STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$605,000** Sold Date **31-Jul-25**

Distance **0.07km**



8/37-41 HAINES STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$641,000** Sold Date **15-Aug-25**

Distance **0.07km**



19/37-41 HAINES STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$625,000** Sold Date **08-Dec-25**

Distance **0.07km**

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

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