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	2/60 O'Shanassy Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $650,000 & $700,000

Median sale price

Median price $595,000 Property Type Unit Suburb North Melbourne

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 six 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
1	23/61 Haines St NORTH MELBOURNE 3051	$673,000	10/02/2026
2	5/57 Oshanassy St NORTH MELBOURNE 3051	$671,250	28/10/2025
3	1/19 Wood St NORTH MELBOURNE 3051	$700,000	21/10/2025

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 six months.~~

This Statement of Information was prepared on: 20/04/2026 14:01

2/60 O'Shanassy Street, North Melbourne Vic 3051

LUCAS MILLS

Lucas Mills
0410037682
0410037682
lucas@lucasmills.com.au



2 1 1

Property Type: Apartment

Agent Comments

In a leafy North Melbourne neighbourhood that's both blissfully quiet and enviably convenient, this ground-floor abode stands out from the crowd with its sizeable floorplan, quality appointments and fabulous outdoors to enjoy.

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending March 2026: $595,000

Comparable Properties



23/61 Haines St NORTH MELBOURNE 3051 (REI/VG)

2 1 -

Price: $673,000
Method: Sold Before Auction
Date: 10/02/2026
Property Type: Apartment
Land Size: 2224 sqm approx

Agent Comments



5/57 Oshanassy St NORTH MELBOURNE 3051 (VG)

2 - -

Price: $671,250
Method: Sale
Date: 28/10/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/19 Wood St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 21/10/2025
Property Type: Apartment

Agent Comments

Account - Lucas Mills Real Estate

REIV THE DIFFERENCE | propertydata.com.au

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