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	70 Elm Street, North Melbourne Vic 3051

Indicative selling price

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

Single price: $1,070,000

Median sale price

Median price: $1,397,500 | Property Type: House | Suburb: North Melbourne

Period - From: 01/01/2026 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	229 Dryburgh St NORTH MELBOURNE 3051	$1,115,000	31/03/2026
2	182 Abbotsford St NORTH MELBOURNE 3051	$1,145,000	20/03/2026
3	152 Curzon St NORTH MELBOURNE 3051	$1,025,000	29/11/2025

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: 27/05/2026 15:55

70 Elm Street, North Melbourne Vic 3051

JellisCraig

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



2 1

Rooms: 4
Property Type: House

Agent Comments

Indicative Selling Price
$1,070,000
Median House Price
March quarter 2026: $1,397,500

Comparable Properties



229 Dryburgh St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $1,115,000
Method: Private Sale
Date: 31/03/2026
Property Type: House

Agent Comments



182 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

2 1 2

Price: $1,145,000
Method: Private Sale
Date: 20/03/2026
Property Type: House
Land Size: 170 sqm approx

Agent Comments



152 Curzon St NORTH MELBOURNE 3051 (REI/VG)

2 1 -

Price: $1,025,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 84 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata .com.au

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