Statement of Information

Single residential property located in the Melbourne metropolitan area

MICM

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	307/35 Arden Street, North Melbourne, 3051

Indicative selling price

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

Single price		or range between	$580,000.00	& $620,000.00

Median sale price

Median price	$595,000.00	Property type	Unit/Apartment	Suburb	NORTH MELBOURNE
Period - From	May 2025	to	May 2026	Source	Property Data

Comparable property sales

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
17/16 Courtney St NORTH MELBOURNE 3051	$625,000.00	17/04/2026
101/491 Victoria St WEST MELBOURNE 3003	$625,000.00	24/03/2026
1307/100 Harbour Esp DOCKLANDS 3008	$587,600.00	23/03/2026

This Statement of Information was prepared on: Monday 25th May 2026