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	619 Queensberry Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $1,490,000

Median sale price

Median price $1,400,000 Property Type House 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	56 Hayward La MELBOURNE 3000	$1,420,000	25/03/2026
2	20 Little Elgin St CARLTON 3053	$1,420,000	25/02/2026
3	201/85 Ireland St WEST MELBOURNE 3003	$1,439,000	30/01/2026

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: 01/07/2026 16:27

619 Queensberry Street, North Melbourne Vic 3051

Nelson Alexander



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,490,000
Median House Price
Year ending March 2026: $1,400,000

Comparable Properties



56 Hayward La MELBOURNE 3000 (REI/VG)

3 2 -

Price: $1,420,000
Method: Sold Before Auction
Date: 25/03/2026
Property Type: Townhouse (Res)
Land Size: 87 sqm approx

Agent Comments



20 Little Elgin St CARLTON 3053 (REI/VG)

3 2 2

Price: $1,420,000
Method: Private Sale
Date: 25/02/2026
Property Type: Townhouse (Res)

Agent Comments



201/85 Ireland St WEST MELBOURNE 3003 (REI/VG)

3 2 2

Price: $1,439,000
Method: Private Sale
Date: 30/01/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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