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	6/18 TYRONE 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Jun 2025	to	31 May 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
7/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	$700,000	09-Feb-26
304/24 COBDEN STREET NORTH MELBOURNE VIC 3051	$705,000	17-Dec-25
301/35 ARDEN STREET NORTH MELBOURNE VIC 3051	$662,000	22-Jan-26

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: 01 June 2026

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7/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$700,000** Sold Date **09-Feb-26**

Distance **0.29km**



304/24 COBDEN STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$705,000** Sold Date **17-Dec-25**

Distance **0.54km**



301/35 ARDEN STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$662,000** Sold Date **22-Jan-26**

Distance **0.34km**

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

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