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	26/700 Queensberry Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $585,000 Property Type Unit Suburb North Melbourne

Period - From 01/04/2026 to 30/06/2026 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.

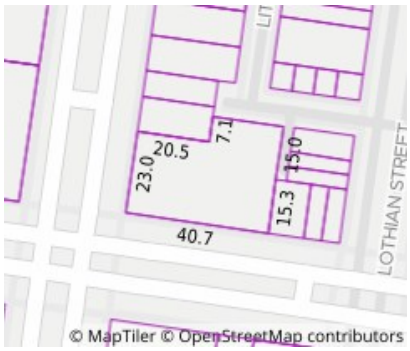
	Address of comparable property	Price	Date of sale
1	3/2 Atkin St NORTH MELBOURNE 3051	$760,000	21/07/2026
2	9/22-26 Howard St NORTH MELBOURNE 3051	$732,000	25/03/2026
3	22/22 Howard St NORTH MELBOURNE 3051	$752,000	07/11/2025

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: 31/08/2026 13:38

26/700 Queensberry Street, North Melbourne Vic 3051



2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
June quarter 2026: $585,000

Comparable Properties



3/2 Atkin St NORTH MELBOURNE 3051 (REI)

2 2 -

Price: $760,000
Method: Private Sale
Date: 21/07/2026
Property Type: Townhouse (Res)

Agent Comments

- No car park - Similar age of build/style and walk-up - Smaller sqm (79sqm) - Extra bathroom



9/22-26 Howard St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $732,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment

Agent Comments

- Similar age/style and walk-up - Single car park - Additional bathroom - Smaller sqm (79)



22/22 Howard St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $752,000
Method: Private Sale
Date: 07/11/2025
Property Type: Apartment

Agent Comments

- Similar age/style and walk up - Single car park - Smaller sqm (70)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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