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	140 Curzon Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,365,000 Property Type House Suburb North Melbourne

Period - From 01/04/2024 to 30/06/2024 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	134 Bellair St KENSINGTON 3031	$1,050,000	03/07/2024
2	91 Chapman St NORTH MELBOURNE 3051	$1,060,000	18/05/2024
3	92 Ireland St WEST MELBOURNE 3003	$1,231,000	13/04/2024

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: 26/08/2024 14:46

140 Curzon Street, North Melbourne Vic 3051

Oscar Jones
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4 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 212 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
June quarter 2024: $1,365,000

Single level, double front Victorian weatherboard house with ROW access.

Comparable Properties



134 Bellair St KENSINGTON 3031 (REI)

3 1 1

Price: $1,050,000
Method: Private Sale
Date: 03/07/2024
Rooms: 5
Property Type: House (Res)
Land Size: 240 sqm approx

Agent Comments

Superior land size. Superior condition. Inferior location. Offers one less bedroom.



91 Chapman St NORTH MELBOURNE 3051 (REI/VG)

3 1 -

Price: $1,060,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 187 sqm approx

Agent Comments

Superior condition. Superior location. Inferior land size, offers one less bedroom, no off street parking.



92 Ireland St WEST MELBOURNE 3003 (REI/VG)

3 1 1

Price: $1,231,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 253 sqm approx

Agent Comments

Superior condition. Superior land size. Offers one less bedroom.

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