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	94 Melrose Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $800,000

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	18 Lambeth St KENSINGTON 3031	$800,000	05/10/2024
2	14a Albermarle St KENSINGTON 3031	$780,000	12/07/2024
3	3 Clarence St FLEMINGTON 3031	$850,000	02/07/2024

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: 08/10/2024 10:55

94 Melrose Street, North Melbourne Vic 3051

Oscar Jones
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3 2 0

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$800,000
Median House Price
June quarter 2024: $1,365,000

Single front Victorian terrace home with ROW frontage and access.

Comparable Properties



18 Lambeth St KENSINGTON 3031 (REI)

2 1 -

Price: $800,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)

Agent Comments

Superior condition, inferior location. Offers one less bedroom.



14a Albermarle St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $780,000
Method: Sold Before Auction
Date: 12/07/2024
Property Type: Townhouse (Res)

Agent Comments

Superior condition, inferior location. Offers one less bedroom.



3 Clarence St FLEMINGTON 3031 (REI)

2 1 -

Price: $850,000
Method: Sold Before Auction
Date: 02/07/2024
Property Type: House (Res)

Agent Comments

Similar condition, inferior location.

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