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	39 Brougham Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	92 Story St PARKVILLE 3052	$2,190,000	20/07/2024
2	509 Dryburgh St NORTH MELBOURNE 3051	$2,065,000	14/06/2024
3	62 Gatehouse St PARKVILLE 3052	$2,300,000	05/04/2024

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: 23/09/2024 13:04

39 Brougham Street, North Melbourne Vic 3051

Oscar Jones
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4 2 0

Property Type: House
Land Size: 167 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
June quarter 2024: $1,365,000

Double storey, grand Victorian terrace home across three levels with courtyard, balcony, ROW pedestrian access and three living areas.

Comparable Properties



92 Story St PARKVILLE 3052 (REI)

4 2 1

Price: $2,190,000
Method: Private Sale
Date: 20/07/2024
Property Type: House (Res)

Agent Comments

Inferior street appeal, inferior size. Superior location and offers off street parking.



509 Dryburgh St NORTH MELBOURNE 3051 (REI/VG)

4 2 -

Price: $2,065,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: House (Res)
Land Size: 219 sqm approx

Agent Comments

Superior land size, inferior condition. Similar location.



62 Gatehouse St PARKVILLE 3052 (REI/VG)

4 1 2

Price: $2,300,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: House (Res)
Land Size: 167 sqm approx

Agent Comments

Similar land size, inferior floor area, offers one less bathroom, superior parking.

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