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	184 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $1,625,000 Property Type House Suburb North Melbourne

Period - From 01/07/2024 to 30/09/2024 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	87 Courtney St NORTH MELBOURNE 3051	$1,370,000	27/10/2024
2	137 Rankins Rd KENSINGTON 3031	$1,360,000	11/09/2024
3	118 Chetwynd St NORTH MELBOURNE 3051	$1,585,000	23/08/2024

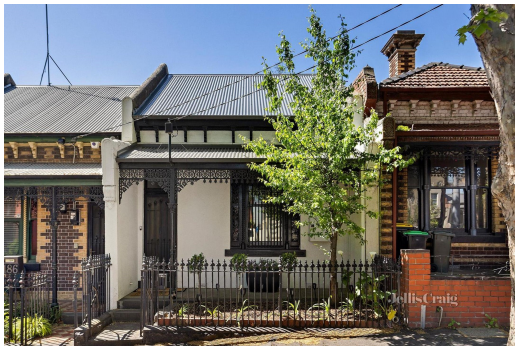
OR

~~**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: 11/11/2024 13:47

184 Abbotsford Street, North Melbourne Vic 3051

Oscar Jones
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3 2 0

Property Type: House
Land Size: 175 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
September quarter 2024: $1,625,000

Renovated single front Victorian terrace home with detached, double storey, self contained studio with ROW access.

Comparable Properties



87 Courtney St NORTH MELBOURNE 3051 (REI)

3 1 1

Price: $1,370,000
Method: Private Sale
Date: 27/10/2024
Property Type: House

Agent Comments

Inferior condition, superior floor area.



137 Rankins Rd KENSINGTON 3031 (REI)

3 1 -

Price: $1,360,000
Method: Sold Before Auction
Date: 11/09/2024
Property Type: House (Res)

Agent Comments

Inferior location.



118 Chetwynd St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $1,585,000
Method: Private Sale
Date: 23/08/2024
Property Type: House

Agent Comments

Superior land size, similar location, inferior accommodations.

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