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	231 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $1,245,000

Median sale price

Median price $1,297,500 Property Type House Suburb North Melbourne

Period - From 01/10/2024 to 31/12/2024 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	196 Capel St NORTH MELBOURNE 3051	$1,240,000	04/02/2025
2	8 Mugg La NORTH MELBOURNE 3051	$1,260,000	22/11/2024
3	53 Erskine St NORTH MELBOURNE 3051	$1,285,000	09/11/2024

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: 13/03/2025 13:48

231 Abbotsford Street, North Melbourne Vic 3051

Kristian Gunn
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3 1 1

Property Type: House
Land Size: 125 sqm approx

Agent Comments

Indicative Selling Price
$1,245,000
Median House Price
December quarter 2024: $1,297,500

Comparable Properties



196 Capel St NORTH MELBOURNE 3051 (REI/VG)

3 1 -

Price: $1,240,000
Method: Sold Before Auction
Date: 04/02/2025
Property Type: House (Res)
Land Size: 100 sqm approx

Agent Comments

similar dwelling offering, however no carpark. has more modern surfaces and living space.



8 Mugg La NORTH MELBOURNE 3051 (REI/VG)

3 2 1

Price: $1,260,000
Method: Sold Before Auction
Date: 22/11/2024
Property Type: Townhouse (Res)
Land Size: 78 sqm approx

Agent Comments

Similar dwelling offering extra bathroom. more modern build, smaller property



53 Erskine St NORTH MELBOURNE 3051 (REI/VG)

3 1 -

Price: $1,285,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Townhouse (Res)
Land Size: 140 sqm approx

Agent Comments

Similar era and finish, similar dwelling offering 3 bed, 1 bath, however no car space.

Account - Jellis Craig | P: 03 9387 5888

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