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	137 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $980,000 & $1,050,000

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	144 Bellair St KENSINGTON 3031	$1,060,000	14/12/2024
2	179 Hawke St WEST MELBOURNE 3003	$910,000	10/12/2024
3	66 Tennyson St KENSINGTON 3031	$1,135,000	23/11/2024

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: 03/02/2025 13:11

137 Dryburgh Street, North Melbourne Vic 3051

Oscar Jones
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Indicative Selling Price
$980,000 - $1,050,000
Median House Price
December quarter 2024: $1,297,500



3 1 1

Property Type: House
Land Size: 176 sqm approx

Agent Comments

Three bedroom single front Victorian terrace home with ROW garage access.

Comparable Properties



144 Bellair St KENSINGTON 3031 (REI)

2 1 1

Price: $1,060,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)

Agent Comments

Similar land size, offers one less bedroom. Superior layout.



179 Hawke St WEST MELBOURNE 3003 (REI/VG)

2 1 -

Price: $910,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 115 sqm approx

Agent Comments

Similar location, inferior land size.Offers one less bedroom.



66 Tennyson St KENSINGTON 3031 (REI)

3 1 1

Price: $1,135,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 277 sqm approx

Agent Comments

Superior land size, inferior condition.

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