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	185 Melrose Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	97 Chetwynd St NORTH MELBOURNE 3051	$1,195,000	31/01/2025
2	6/201 Abbotsford St NORTH MELBOURNE 3051	$1,125,000	17/01/2025
3	26 Purcell St NORTH MELBOURNE 3051	$1,135,000	20/10/2024

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: 12/03/2025 13:43

185 Melrose Street, North Melbourne Vic 3051

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



2 2

Rooms: 7
Property Type: House
Land Size: 115 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2024: $1,297,500

Comparable Properties



97 Chetwynd St NORTH MELBOURNE 3051 (REI)

3 1 -

Price: $1,195,000
Method: Private Sale
Date: 31/01/2025
Property Type: House

Agent Comments



6/201 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $1,125,000
Method: Private Sale
Date: 17/01/2025
Property Type: House

Agent Comments



26 Purcell St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $1,135,000
Method: Private Sale
Date: 20/10/2024
Property Type: House
Land Size: 77 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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