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	9/369 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $650,000 & $670,000

Median sale price

Median price $495,000 Property Type Unit 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	17/38 Chapman St NORTH MELBOURNE 3051	$670,000	14/02/2025
2	23/38-52 Chapman St NORTH MELBOURNE 3051	$687,000	06/02/2025
3	9/5 Bedford St NORTH MELBOURNE 3051	$661,000	18/12/2024

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: 03/03/2025 09:41

9/369 Abbotsford Street, North Melbourne Vic 3051

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$650,000 - $670,000
Median Unit Price
December quarter 2024: $495,000

Comparable Properties



17/38 Chapman St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $670,000
Method: Private Sale
Date: 14/02/2025
Property Type: Apartment

Agent Comments



23/38-52 Chapman St NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $687,000
Method: Private Sale
Date: 06/02/2025
Property Type: Unit

Agent Comments



9/5 Bedford St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $661,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

Agent Comments

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