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	1/17a Cobden Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $485,000 & $530,000

Median sale price

Median price $517,500 Property Type Unit Suburb North Melbourne

Period - From 12/02/2024 to 11/02/2025 Source Property Data

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	3/5 St David St FITZROY 3065	$538,500	20/11/2024
2	13/70 Nicholson St FITZROY 3065	$520,000	01/11/2024
3	G6/5 Courtney St NORTH MELBOURNE 3051	$480,000	01/10/2024

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: 12/02/2025 15:30

1/17a Cobden Street, North Melbourne Vic 3051

Oscar Jones
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1 1 0

Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price
$485,000 - $530,000
Median Unit Price
12/02/2024 - 11/02/2025: $517,500

Updated, single level, ground floor corner apartment.

Comparable Properties



3/5 St David St FITZROY 3065 (REI/VG)

1 1 1

Price: $538,500
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment

Agent Comments

Superior outlook, offers parking space.



13/70 Nicholson St FITZROY 3065 (REI/VG)

1 1 -

Price: $520,000
Method: Private Sale
Date: 01/11/2024
Property Type: Unit

Agent Comments

Inferior floor area.

G6/5 Courtney St NORTH MELBOURNE 3051 (VG)

1 - -

Price: $480,000
Method: Sale
Date: 01/10/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Superior condition. Superior parking.

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