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	4/100-110 Curzon Street, North Melbourne Vic 3051

Indicative selling price

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

Single price: $1,100,000

Median sale price

Median price: $530,000 | Property Type: Unit | Suburb: North Melbourne

Period - From: 01/01/2025 to: 31/03/2025 | 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	21 Capel Pl NORTH MELBOURNE 3051	$1,050,000	06/03/2025
2	4/201 Abbotsford St NORTH MELBOURNE 3051	$1,089,000	29/01/2025
3	6/201 Abbotsford St NORTH MELBOURNE 3051	$1,125,000	17/01/2025

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: 19/05/2025 10:49

4/100-110 Curzon Street, North Melbourne Vic 3051

Marcus Kassab
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2 1 1

Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,100,000
Median Unit Price
March quarter 2025: $530,000

Comparable Properties



21 Capel Pl NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $1,050,000
Method: Sold Before Auction
Date: 06/03/2025
Property Type: Townhouse (Res)
Land Size: 54 sqm approx

Agent Comments



4/201 Abbotsford St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $1,089,000
Method: Private Sale
Date: 29/01/2025
Property Type: Townhouse (Single)

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

Account - Jellis Craig | P: 03 8415 6100

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