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	606/33-39 Race Course Road, North Melbourne Vic 3051

Indicative selling price

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

Single price $419,000

Median sale price

Median price $550,000 Property Type Unit Suburb North Melbourne

Period - From 01/10/2024 to 30/09/2025 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	702/61 Galada Av PARKVILLE 3052	$422,000	29/09/2025
2	204/39 Racecourse Rd NORTH MELBOURNE 3051	$395,000	23/08/2025
3	103/84 Cade Way PARKVILLE 3052	$430,000	15/07/2025

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: 12/11/2025 13:57

606/33-39 Race Course Road, North Melbourne Vic 3051

JellisCraig

Zach Sianos
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2 1 1

Property Type: Apartment

Agent Comments

Located on level 6 in the '33 North' complex.

Indicative Selling Price
$419,000
Median Unit Price
Year ending September 2025: $550,000

Comparable Properties



702/61 Galada Av PARKVILLE 3052 (REI)

2 1 1

Price: $422,000
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment

Agent Comments

Superior location, similar accommodation, similar interior, similar parking.

204/39 Racecourse Rd NORTH MELBOURNE 3051 (VG)

2 - -

Price: $395,000
Method: Sale
Date: 23/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Similar location, similar accommodation, similar interior, similar parking



103/84 Cade Way PARKVILLE 3052 (REI/VG)

2 1 1

Price: $430,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

Agent Comments

Superior location, similar accommodation, similar interior, similar parking.

REIV THE DIFFERENCE | propertydata.com.au

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