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	2 Byron Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $1,363,000 Property Type House Suburb North Melbourne

Period - From 01/04/2025 to 30/06/2025 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	40 Lothian St NORTH MELBOURNE 3051	$870,000	23/08/2025
2	18 Alfred St NORTH MELBOURNE 3051	$940,000	16/08/2025
3	71 Courtney St NORTH MELBOURNE 3051	$1,003,000	21/06/2025

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: 26/08/2025 12:18

2 Byron Street, North Melbourne Vic 3051

LUCAS MILLS

Lucas Mills
0410037682
0410037682
lucas.mills@lucasmills.com.au



2 1

Property Type: House

Indicative Selling Price
$890,000 - $950,000
Median House Price
June quarter 2025: $1,363,000

Agent Comments

Part of what was once known as the Star of Hotham Hotel, this boutique terrace home is ideal for city professionals and savvy investors alike with its prime location, creative design elements and corner position for an abundance of natural light.

Comparable Properties



40 Lothian St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $870,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 60 sqm approx

Agent Comments

Similar Land Size. Inferior outdoor area.



18 Alfred St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $940,000
Method: Private Sale
Date: 16/08/2025
Property Type: House

Agent Comments

Superior Land Size. Inferior Location.



71 Courtney St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $1,003,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)

Agent Comments

Superior Land Size. Similar Location

Account - Lucas Mills Real Estate

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