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	69 Baillie Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $915,000

Median sale price

Median price $1,091,000 Property Type Townhouse Suburb North Melbourne

Period - From 18/08/2024 to 17/08/2025 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	30 Purcell St NORTH MELBOURNE 3051	$980,000	09/07/2025
2	68 Provost St NORTH MELBOURNE 3051	$890,000	10/05/2025
3	12 Smyth Mews NORTH MELBOURNE 3051	$850,000	21/02/2025

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: 18/08/2025 15:18

69 Baillie Street, North Melbourne Vic 3051

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



2 1 1

Property Type: House

Indicative Selling Price
$915,000
Median Townhouse Price
18/08/2024 - 17/08/2025: $1,091,000

Agent Comments

In a wide tree-lined street with the best of North Melbourne at your fingertips, this double-storey townhouse combines a flexible floorplan and quality appointments to deliver an easy heart-of-town lifestyle or blue-chip investment opportunity.

Comparable Properties



30 Purcell St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $980,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 78 sqm approx

Agent Comments

Property offering similar accomodation, superior as no owners corporation associated with the property.



68 Provost St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $890,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Townhouse (Res)

Agent Comments

Very comparable property in the same development, offering the same accomodation, slightly superior internal renovation.



12 Smyth Mews NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $850,000
Method: Private Sale
Date: 21/02/2025
Property Type: Townhouse (Res)
Land Size: 76 sqm approx

Agent Comments

Property offering similar accomodation, this offers a second bathroom, inferior location.

Account - Lucas Mills Real Estate

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