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	668 Queensberry Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $900,000 & $950,000

Median sale price

Median price $1,325,000 Property Type House Suburb North Melbourne

Period - From 01/07/2024 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	18 Alfred St NORTH MELBOURNE 3051	$940,000	16/08/2025
2	20 Alfred St NORTH MELBOURNE 3051	$939,500	21/06/2025
3	3 Tennyson St KENSINGTON 3031	$954,000	21/05/2025

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: 16/09/2025 15:50

668 Queensberry Street, North Melbourne Vic 3051

JellisCraig

Jerome Feery
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Indicative Selling Price
$900,000 - $950,000
Median House Price
Year ending June 2025: $1,325,000



3 1

Property Type: House (Res)
Land Size: 165 sqm approx

Agent Comments

3 bedroom, 1 bathroom home .

Comparable Properties



18 Alfred St NORTH MELBOURNE 3051 (REI)

2 1 -

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

Agent Comments

Similar location, less accommodation, superior interior inferior land size.



20 Alfred St NORTH MELBOURNE 3051 (REI/VG)

2 1 -

Price: $939,500
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments

Similar location, less accommodation, superior interior inferior land size.



3 Tennyson St KENSINGTON 3031 (REI/VG)

3 1 -

Price: $954,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 130 sqm approx

Agent Comments

Similar location, similar accommodation, similar interior inferior land size.

REIV THE DIFFERENCE | propertydata.com.au

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