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	D2/81 O'Shanassy Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $400,000 & $440,000

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	13/80 Oshanassy St NORTH MELBOURNE 3051	$390,000	24/09/2025
2	7/700 Queensberry St NORTH MELBOURNE 3051	$442,500	30/06/2025
3	13/60 Oshanassy St NORTH MELBOURNE 3051	$385,000	30/06/2025

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: 06/10/2025 12:00

D2/81 O'Shanassy Street, North Melbourne Vic 3051

JellisCraig

Zach Sianos
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Indicative Selling Price
$400,000 - $440,000
Median Unit Price
Year ending September 2025: $550,000



1 1

Property Type: Apartment

Agent Comments

1 Bedroom, 1 bathroom apartment.

Comparable Properties



13/80 Oshanassy St NORTH MELBOURNE 3051 (REI)

1 1 -

Price: $390,000
Method: Private Sale
Date: 24/09/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior.



7/700 Queensberry St NORTH MELBOURNE 3051 (REI/VG)

1 1 1

Price: $442,500
Method: Private Sale
Date: 30/06/2025
Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, similar interior.



13/60 Oshanassy St NORTH MELBOURNE 3051 (VG)

1 - -

Price: $385,000
Method: Sale
Date: 30/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable location, similar accommodation, similar interior.

REIV THE DIFFERENCE

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