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	5/469 Dryburgh Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $525,000 & $577,500

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	306/108 Munster Tce NORTH MELBOURNE 3051	$575,000	28/08/2025
2	8/147 Curzon St NORTH MELBOURNE 3051	$580,000	05/06/2025
3	1101/93 Flemington Rd NORTH MELBOURNE 3051	$533,000	07/05/2025

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: 08/10/2025 14:53

5/469 Dryburgh Street, North Melbourne Vic 3051

Ray Nardella
0418348530
ray@nardellarealestate.com



Property Type:
Agent Comments

Indicative Selling Price
$525,000 - $577,500
Median Unit Price
Year ending September 2025: $550,000

Comparable Properties



306/108 Munster Tce NORTH MELBOURNE 3051 (REI)

2 | 1 | 1

Agent Comments

Price: $575,000
Method: Private Sale
Date: 28/08/2025
Property Type: Unit



8/147 Curzon St NORTH MELBOURNE 3051 (REI)

2 | 1 | 1

Agent Comments

Price: $580,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment



1101/93 Flemington Rd NORTH MELBOURNE 3051 (REI)

2 | 1 | 1

Agent Comments

Price: $533,000
Method: Private Sale
Date: 07/05/2025
Rooms: 3
Property Type: Apartment

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