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	Penthouse 301 at 720 Queensberry Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $660,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2025 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	6/8 Falshaws La NORTH MELBOURNE 3051	$1,060,000	26/07/2025
2	7906/228 La Trobe St MELBOURNE 3000	$1,080,000	12/06/2025
3	163/55 Victoria Harbour Prm DOCKLANDS 3008	$1,100,000	09/05/2025

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: 20/10/2025 12:50

Penthouse 301 at 720 Queensberry Street, North Melbourne Vic 3051

RT Edgar

4 2.5 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
September quarter 2025: $660,000

Comparable Properties



6/8 Falshaws La NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $1,060,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Apartment

Agent Comments



7906/228 La Trobe St MELBOURNE 3000 (REI/VG)

3 2 1

Price: $1,080,000
Method: Private Sale
Date: 12/06/2025
Property Type: Unit
Land Size: 104.10 sqm approx

Agent Comments

163/55 Victoria Harbour Prm DOCKLANDS 3008 (VG)

2 - -

Price: $1,100,000
Method: Sale
Date: 09/05/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

REIV THE DIFFERENCE

propertydata .com.au

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