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	16/302 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Single price $620,000

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	20/302 Abbotsford St NORTH MELBOURNE 3051	$660,000	19/06/2025
2			
3			

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: 20/11/2025 15:21

16/302 Abbotsford Street, North Melbourne Vic 3051

JellisCraig

Trevor Gange
03 8415 6100
0499 332 211
trevorgange@jelliscraig.com.au



2 1

Rooms: 3
Property Type: Apartment

Indicative Selling Price
$620,000
Median Unit Price
September quarter 2025: $660,000

Agent Comments

This apartment is eligible for 2 car parking permits from the Melbourne City Council.

Comparable Properties



20/302 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment
Land Size: 2283 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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