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	33/38 Chapman 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 $1,280,000 Property Type House 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	13/700 Queensberry St NORTH MELBOURNE 3051	$910,000	27/09/2025
2	181/480 La Trobe St WEST MELBOURNE 3003	$960,000	20/09/2025
3	6/292 The Avenue PARKVILLE 3052	$920,000	07/08/2025

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: 06/11/2025 10:27

33/38 Chapman Street, North Melbourne Vic 3051

Nelson Alexander



3 2 2

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$900,000 - $950,000
Median House Price
Year ending September 2025: $1,280,000

Comparable Properties



13/700 Queensberry St NORTH MELBOURNE 3051 (REI)

3 1 1

Price: $910,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: Unit

Agent Comments



181/480 La Trobe St WEST MELBOURNE 3003 (REI)

3 2 1

Price: $960,000
Method: Private Sale
Date: 20/09/2025
Property Type: Apartment

Agent Comments



6/292 The Avenue PARKVILLE 3052 (VG)

3 - -

Price: $920,000
Method: Sale
Date: 07/08/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

REIV THE DIFFERENCE | propertydata.com.au

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