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	208/21 O'Connell Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $930,000 & $950,000

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	181/480 La Trobe St WEST MELBOURNE 3003	$960,000	20/09/2025
2	3802/63 La Trobe St MELBOURNE 3000	$965,000	10/07/2025
3	12/1 Flagstaff La WEST MELBOURNE 3003	$863,000	10/06/2025

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: 20/11/2025 09:28

208/21 O'Connell Street, North Melbourne Vic 3051

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3 2 1

Property Type: Apartment

Agent Comments

Located on the city fringe with city views.

Indicative Selling Price
$930,000 - $950,000
Median Unit Price
Year ending September 2025: $550,000

Comparable Properties



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

Comparable location, similar accommodation, similar interior, similar parking.



3802/63 La Trobe St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $965,000
Method: Private Sale
Date: 10/07/2025
Property Type: Apartment

Agent Comments

Comparable location, less accommodation, similar interior, similar parking.



12/1 Flagstaff La WEST MELBOURNE 3003 (REI/VG)

3 2 2

Price: $863,000
Method: Private Sale
Date: 10/06/2025
Property Type: Unit

Agent Comments

Comparable location, similar accommodation, similar interior, more parking.

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