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: 57 Baillie Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,360,000 Property Type House 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	34b Curran St NORTH MELBOURNE 3051	$1,176,000	05/08/2025
2	13 Erskine Pl NORTH MELBOURNE 3051	$1,210,000	05/06/2025
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: 13/11/2025 10:12

57 Baillie Street, North Melbourne Vic 3051

JellisCraig

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au



2 1 2

Rooms: 4
Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2025: $1,360,000

Comparable Properties



34b Curran St NORTH MELBOURNE 3051 (REI/VG)

2 1 2

Price: $1,176,000
Method: Private Sale
Date: 05/08/2025
Property Type: House
Land Size: 161 sqm approx

Agent Comments



13 Erskine Pl NORTH MELBOURNE 3051 (REI/VG)

2 2 2

Price: $1,210,000
Method: Sold Before Auction
Date: 05/06/2025
Property Type: House (Res)

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.

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