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	7 Smyth Mews, North Melbourne Vic 3051

Indicative selling price

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

Single price $830,000

Median sale price

Median price $598,100 Property Type Unit Suburb North Melbourne

Period - From 01/10/2025 to 31/12/2025 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	7 The Lairidge KENSINGTON 3031	$840,000	30/01/2026
2	308/275 Abbotsford St NORTH MELBOURNE 3051	$840,000	21/08/2025
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: 16/02/2026 11:50

7 Smyth Mews, North Melbourne Vic 3051

JellisCraig

Charles Atkins
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Indicative Selling Price
$830,000
Median Unit Price
December quarter 2025: $598,100



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



7 The Lairidge KENSINGTON 3031 (REI)

2 2 1

Price: $840,000
Method: Sold Before Auction
Date: 30/01/2026
Property Type: House (Res)

Agent Comments



308/275 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $840,000
Method: Private Sale
Date: 21/08/2025
Property Type: Apartment

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 | propertydata.com.au

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