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	415/187 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Range between $460,000 & $490,000

Median sale price

Median price $585,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2024 to 31/03/2024 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	87/171 Flemington Rd NORTH MELBOURNE 3051	$490,000	24/02/2024
2	312/61 Galada Av PARKVILLE 3052	$486,000	08/04/2024
3	407/33 Blackwood St NORTH MELBOURNE 3051	$470,000	20/05/2024

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: 06/06/2024 11:24

415/187 Boundary Road, North Melbourne Vic 3051



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Property Type:
Agent Comments

Indicative Selling Price
$460,000 - $490,000
Median Unit Price
March quarter 2024: $585,000

Comparable Properties



87/171 Flemington Rd NORTH MELBOURNE 3051 (REI/VG)

2 1 1

Agent Comments

Price: $490,000
Method: Private Sale
Date: 24/02/2024
Property Type: Apartment



312/61 Galada Av PARKVILLE 3052 (REI/VG)

2 2 1

Agent Comments

Price: $486,000
Method: Private Sale
Date: 08/04/2024
Property Type: Apartment



407/33 Blackwood St NORTH MELBOURNE 3051 (REI)

2 1 -

Agent Comments

Price: $470,000
Method: Private Sale
Date: 20/05/2024
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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