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	9 Hotham Place, North Melbourne Vic 3051

Indicative selling price

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

Range between $1,595,000 & $1,625,000

Median sale price

Median price $1,365,000 Property Type House Suburb North Melbourne

Period - From 01/04/2024 to 30/06/2024 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	90 Courtney St NORTH MELBOURNE 3051	$1,650,000	13/06/2024
2	8 Little Errol St NORTH MELBOURNE 3051	$1,625,000	10/08/2024
3	39 Ireland St WEST MELBOURNE 3003	$1,587,000	29/06/2024

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: 06/09/2024 17:32

9 Hotham Place, North Melbourne Vic 3051



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,595,000 - $1,625,000
Median House Price
June quarter 2024: $1,365,000

Comparable Properties

90 Courtney St NORTH MELBOURNE 3051 (REI)

3 2 1

Price: $1,650,000
Method:
Date: 13/06/2024
Property Type: House

Agent Comments



8 Little Errol St NORTH MELBOURNE 3051 (REI)

3 3 1

Price: $1,625,000
Method: Private Sale
Date: 10/08/2024
Property Type: House

Agent Comments



39 Ireland St WEST MELBOURNE 3003 (REI/VG)

3 2 1

Price: $1,587,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 208 sqm approx

Agent Comments

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

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