

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

1/26 Brougham Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$250,000

&

\$275,000

Median sale price

Median price

\$475,000

Property Type

Unit

Suburb

North Melbourne

Period - From

05/06/2024

to

04/06/2025

Source

Property Data

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	19/49 Brougham St NORTH MELBOURNE 3051	\$350,000	26/03/2025
2	10/26 Brougham St NORTH MELBOURNE 3051	\$265,000	19/02/2025
3	10/49 Brougham St NORTH MELBOURNE 3051	\$315,000	18/12/2024

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:

05/06/2025 12:01

1/26 Brougham Street, North Melbourne Vic 3051



Peter Leahy
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Indicative Selling Price
\$250,000 - \$275,000
Median Unit Price
05/06/2024 - 04/06/2025: \$475,000



1 1 1

Rooms: 2
Property Type: Apartment
Land Size: Starta sqm approx
Agent Comments

Comparable Properties



19/49 Brougham St NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**

1 1 1

Price: \$350,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment



10/26 Brougham St NORTH MELBOURNE 3051 (VG) **Agent Comments**

1 - -

Price: \$265,000
Method: Sale
Date: 19/02/2025
Property Type: Flat/Unit/Apartment (Res)



10/49 Brougham St NORTH MELBOURNE 3051 (VG) **Agent Comments**

1 - -

Price: \$315,000
Method: Sale
Date: 18/12/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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