

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

1102/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

303/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$425,000	24-Jun-25
407/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$445,000	16-May-25
101/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$446,000	24-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 17 April 2026



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**303/188 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

Sold Price

\$425,000

Sold Date

24-Jun-25

1

1

1

Distance

0km



**407/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

Sold Price

\$445,000

Sold Date

16-May-25

1

1

1

Distance

1.71km



**101/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

Sold Price

\$446,000

Sold Date

24-Nov-25

1

1

1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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