

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

1412/188 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$760,000

&

\$836,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/04/2025

to

31/03/2026

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	509/188 Macaulay Rd NORTH MELBOURNE 3051	\$715,000	17/03/2026
2	812/188 Macaulay Rd NORTH MELBOURNE 3051	\$805,000	10/02/2026
3	804/111 Canning St NORTH MELBOURNE 3051	\$650,000	12/12/2025

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:

28/04/2026 11:02

1412/188 Macaulay Road, North Melbourne Vic 3051



Ray Nardella
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Property Type:
Agent Comments

Indicative Selling Price
\$760,000 - \$836,000
Median Unit Price
Year ending March 2026: \$595,000

Comparable Properties



509/188 Macaulay Rd NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 17/03/2026
Property Type: Apartment



812/188 Macaulay Rd NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 10/02/2026
Property Type: Apartment



804/111 Canning St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Account - Nardella RE | P: 03 93298900 | F: 03 9328 3878



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