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

15 Mary Street, North Melbourne Vic 3051

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,069,500	Pro	operty Type	Том	ownhouse S		Suburb	North Melbourne
Period - From	20/05/2024	to	19/05/2025		So	ource	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 sixmonths 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		
2		
3		

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:

20/05/2025 09:59

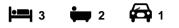


15 Mary Street, North Melbourne Vic 3051

LUCAS MILLS

Lucas Mills





Property Type: Townhouse (Res) Agent Comments 0410037682 0410037682 lucas.mills@lucasmills.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median Townhouse Price 20/05/2024 - 19/05/2025: \$1,069,500

In a sublime location with the best of inner-Melbourne at your fingertips, this tri-level townhouse delivers a brilliant low-maintenance lifestyle thanks to its impressive architecture, long list of features and abundance of natural light throughout.

Comparable Properties

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.

Account - Lucas Mills Real Estate



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