

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

17 Canning Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$2,550,000 & \$2,750,000

Median sale price

Median price \$1,100,000 Property Type House Suburb North Melbourne

Period - From 01/04/2026 to 30/06/2026 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	416 Dryburgh St NORTH MELBOURNE 3051	\$2,725,000	21/05/2026
2	17 Benjamin St PARKVILLE 3052	\$2,850,000	23/02/2026
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: 04/08/2026 10:29

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Indicative Selling Price
\$2,550,000 - \$2,750,000

Median House Price
June quarter 2026: \$1,100,000



4 2 1

Rooms: 9
Property Type: House (Res)
Land Size: 351.096 sqm approx
Agent Comments

The following comparable sales have been selected as they offer one less bedroom; however, a slightly larger land size. I have included Parkville, as it offers the same school catchment zone as North Melbourne. Canning Street, North Melbourne, is known as North Melbourne's most prestigious Street, situated across the Park; Parkville is known as one of the North's most prestigious suburbs.

Comparable Properties



416 Dryburgh St NORTH MELBOURNE 3051 (REI)

Agent Comments

3 2 1

Price: \$2,725,000
Method: Private Sale
Date: 21/05/2026
Property Type: House (Res)



17 Benjamin St PARKVILLE 3052 (REI)

Agent Comments

3 2 1

Price: \$2,850,000
Method: Private Sale
Date: 23/02/2026
Property Type: House

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.