

# 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

1a Stawell Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$675,000 & \$740,000

### Median sale price

Median price \$1,090,000 Property Type Townhouse Suburb North Melbourne

Period - From 06/05/2024 to 05/05/2025 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	128 Capel St NORTH MELBOURNE 3051	\$800,000	03/02/2025
2	68 Abbotsford St WEST MELBOURNE 3003	\$780,000	17/01/2025
3	59 Capel St WEST MELBOURNE 3003	\$723,000	26/11/2024

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:

06/05/2025 11:04



Property Type: Townhouse

Agent Comments

Double storey duplex house with backyard.

## Comparable Properties



128 Capel St NORTH MELBOURNE 3051 (REI/VG)



Price: \$800,000

Method: Private Sale

Date: 03/02/2025

Property Type: House

Land Size: 82 sqm approx

Agent Comments

Superior location, superior accessibility. Inferior floor area. Superior condition.



68 Abbotsford St WEST MELBOURNE 3003 (REI/VG)



Price: \$780,000

Method: Private Sale

Date: 17/01/2025

Property Type: House

Land Size: 77 sqm approx

Agent Comments

Superior location, superior condition. Inferior outdoor space.



59 Capel St WEST MELBOURNE 3003 (REI/VG)



Price: \$723,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 176 sqm approx

Agent Comments

Superior location, inferior floor area. Inferior condition.