

# 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

20 Alfred Street, North Melbourne Vic 3051

### Indicative selling price

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

Range between \$850,000 & \$900,000

### Median sale price

Median price \$1,240,000 Property Type House Suburb North Melbourne

Period - From 01/01/2025 to 31/03/2025 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	96 Melrose St NORTH MELBOURNE 3051	\$787,000	13/03/2025
2	74 Chapman St NORTH MELBOURNE 3051	\$845,000	16/12/2024
3	257 Abbotsford St NORTH MELBOURNE 3051	\$841,000	14/12/2024

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:

15/05/2025 20:26



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**Property Type:** House (Res)

**Land Size:** 146 sqm approx

**Agent Comments**

## Comparable Properties



**96 Melrose St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

 2  1  -

**Price:** \$787,000

**Method:** Sold Before Auction

**Date:** 13/03/2025

**Property Type:** House (Res)

**Land Size:** 97 sqm approx



**74 Chapman St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$845,000

**Method:** Private Sale

**Date:** 16/12/2024

**Property Type:** House

**Land Size:** 202 sqm approx



**257 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$841,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 126 sqm approx