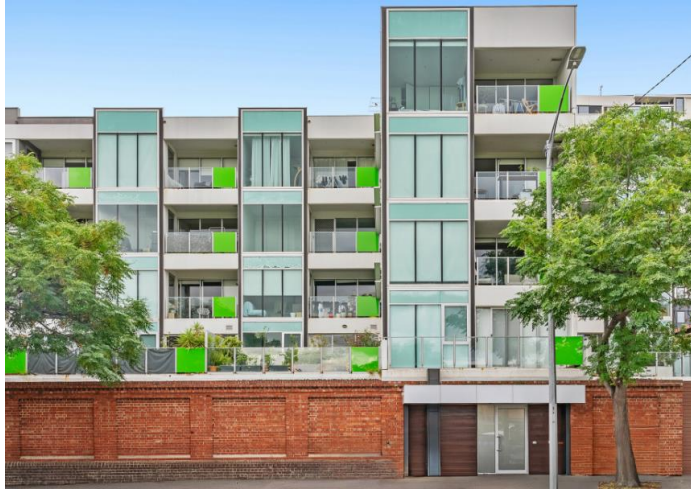


208/64 Macaulay Road, North Melbourne Vic 3051



2 Bed 1 Bath 1 Car

Property Type: Apartment/Unit

Indicative Selling Price

\$500,000 - \$525,000

Median House Price

March quarter 2026: \$555,500

Comparable Properties



310/64 Macaulay Road, North Melbourne 3051 (REI)

2 Bed 1 Bath 1 Car

Price: \$490,000

Method: Private Sale

Date: 04/03/2026

Property Type: Apartment

Agent Comments: Similar location, Inferior accommodation & Inferior condition



201/720 Queensberry Street, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$525,000

Method: Private Sale

Date: 18/02/2026

Property Type: Apartment

Agent Comments: Similar location, similar accommodation & similar size



414/86 Macaulay Road, North Melbourne 3051 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$495,000

Method: Private Sale

Date: 17/02/2026

Property Type: Apartment

Agent Comments: Similar location, Similar accommodation & Similar size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

208/64 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$500,000 & \$525,000

Median sale price

Median price \$555,500 Unit x Suburb North Melbourne

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales

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
310/64 Macaulay Road, NORTH MELBOURNE 3051	\$490,000	04/03/2026
201/720 Queensberry Street, NORTH MELBOURNE 3051	\$525,000	18/02/2026
414/86 Macaulay Road, NORTH MELBOURNE 3051	\$495,000	17/02/2026

This Statement of Information was prepared on:

14/04/2026 12:17