

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

306/39 Race Course Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$585,000 Property Type Unit 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	21/520 Victoria St NORTH MELBOURNE 3051	\$440,000	25/05/2026
2	21/171 Flemington Rd NORTH MELBOURNE 3051	\$448,000	15/05/2026
3	104/11 Stawell St NORTH MELBOURNE 3051	\$430,000	10/02/2026

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: 16/07/2026 10:14

Mitchell Boys

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parkin
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Rooms: 3**Property Type:** Strata Unit/Flat**Land Size:** subdivision sqm
approx

Agent Comments

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

June quarter 2026: \$585,000

The apartment block had cladding issues that have been rectified. There was a special levy that equates to \$22,000 left to pay as the unit entitlement liability requires. The vendor will clear of that debt prior to settlement.

Comparable Properties

**21/520 Victoria St NORTH MELBOURNE 3051 (VG)**

Agent Comments


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Price: \$440,000**Method:** Sale**Date:** 25/05/2026**Property Type:** Flat/Unit/Apartment (Res)**21/171 Flemington Rd NORTH MELBOURNE 3051 (VG)**

Agent Comments


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Price: \$448,000**Method:** Sale**Date:** 15/05/2026**Property Type:** Flat/Unit/Apartment (Res)**104/11 Stawell St NORTH MELBOURNE 3051 (VG)**

Agent Comments


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Price: \$430,000**Method:** Sale**Date:** 10/02/2026**Property Type:** Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9387 5888