

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

322/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$330,000

&

\$350,000

Median sale price

Median price

\$537,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/04/2024

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	308/150 Dudley St WEST MELBOURNE 3003	\$336,000	13/05/2025
2	430/23 Blackwood St NORTH MELBOURNE 3051	\$375,000	13/02/2025
3	417/23 Blackwood St NORTH MELBOURNE 3051	\$361,000	11/02/2025

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:

24/05/2025 09:35

322/33 Blackwood Street, North Melbourne Vic 3051

**Jellis
Craig**

Zach Sianos

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Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

Year ending March 2025: \$537,500



 1  1  0

Property Type: Apartment

Agent Comments

1 bedroom apartment with private balcony

Comparable Properties



308/150 Dudley St WEST MELBOURNE 3003 (REI)

 1  1  -

Price: \$336,000

Method: Private Sale

Date: 13/05/2025

Rooms: 2

Property Type: Unit

Agent Comments

Comparable location and accommodation



430/23 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

 1  1  -

Price: \$375,000

Method: Private Sale

Date: 13/02/2025

Property Type: Apartment

Agent Comments

Comparable location and accommodation



417/23 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

 1  1  -

Price: \$361,000

Method: Private Sale

Date: 11/02/2025

Property Type: Apartment

Agent Comments

Comparable location and accommodation

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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