

# 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

4/76 Haines 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 \$560,000 & \$590,000

### 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	201/101 Grattan St CARLTON 3053	\$579,000	29/01/2025
2	5/75 Mccracken St KENSINGTON 3031	\$580,000	13/01/2025
3	6/55 Haines St NORTH MELBOURNE 3051	\$600,000	21/12/2024

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:

23/04/2025 11:08



2 1 1

Property Type: Apartment

Agent Comments

Brick single level 2 bedroom apartment with a balcony over looking Haines Street.

## Comparable Properties



201/101 Grattan St CARLTON 3053 (REI)

2 1 1

Agent Comments

Comparable accommodation, slightly more advanced complex.

Price: \$579,000

Method: Private Sale

Date: 29/01/2025

Property Type: Apartment



5/75 Mccracken St KENSINGTON 3031 (VG)

2 - -

Agent Comments

Similar age apartment complex and accommodation.

Price: \$580,000

Method: Sale

Date: 13/01/2025

Property Type: Flat/Unit/Apartment (Res)



6/55 Haines St NORTH MELBOURNE 3051 (REI/VG)

2 1 -

Agent Comments

Comparable location and accommodation.

Price: \$600,000

Method: Private Sale

Date: 21/12/2024

Property Type: Apartment