

404/188 Macaulay Road, North Melbourne Vic 3051



2 Bed 2 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$690,000 - \$740,000
Median House Price
 26/08/2026 – 25/08/2026:
 \$599,000

Comparable Properties



6/1 Villiers Street NORTH MELBOURNE 3051 (REI)

2 Bed 2 Bath 1 Car
Price: \$710,000
Method: Auction Sale
Date: 01/08/2026
Property Type: Apartment
Agent Comments: Superior location, one more bedroom/study room, less modern presentation, smaller balcony.



104/392 Victoria Street NORTH MELBOURNE 3051 (VG)

2 Bed 1 Bath 1 Car
Price: \$750,000
Method: Sale
Date: 09/07/2026
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Superior location, one less bathroom, similar interior condition, smaller balcony.



206/380 Queensberry Street NORTH MELBOURNE 3051 (VG)

2 Bed 1 Bath - Car
Price: \$728,000
Method: Sale
Date: 01/05/2026
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Superior location, similar interior condition smaller balcony.

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

404/188 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$599,000 Unit x Suburb North Melbourne

Period - From 26/08/2025 to 25/08/2026 Source Property Data

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
6/1 Villiers Street NORTH MELBOURNE 3051	\$710,000	01/08/2026
104/392 Victoria Street NORTH MELBOURNE 3051	\$750,000	09/07/2026
206/380 Queensberry Street NORTH MELBOURNE 3051	\$728,000	01/05/2026

This Statement of Information was prepared on:

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