

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

414/9 HIGH STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$155,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

107/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$155,000	24-Nov-25
121/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$165,000	02-Nov-25
502/9 HIGH STREET NORTH MELBOURNE VIC 3051	\$155,000	14-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 14 April 2026



**107/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$155,000

Sold Date **24-Nov-25**

Distance

0km



**121/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

1 - 1

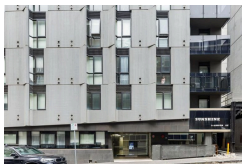
Sold Price

\$165,000

Sold Date **02-Nov-25**

Distance

0km



**502/9 HIGH STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

^{RS} **\$155,000**

Sold Date **14-Mar-26**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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