

# 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

5/65 Oshanassy Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$640,000

### 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	201/89 Roden St WEST MELBOURNE 3003	\$605,000	28/03/2025
2	2/140 Arden St NORTH MELBOURNE 3051	\$637,500	25/03/2025
3	607/97 Flemington Rd NORTH MELBOURNE 3051	\$602,000	28/01/2025

**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:

06/06/2025 10:22

5/65 Oshanassy Street, North Melbourne Vic 3051

**Jellis  
Craig**

Jerome Feery  
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0438 733 803

jeromefeery@jellisrcraig.com.au

**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price**

Year ending March 2025: \$537,500



**Property Type:** Unit

**Agent Comments**

2 bedroom, 1 bathroom unit.

## Comparable Properties



**201/89 Roden St WEST MELBOURNE 3003 (REI)**



**Price:** \$605,000

**Method:** Private Sale

**Date:** 28/03/2025

**Property Type:** Unit

**Agent Comments**

Comparable location, similar accommodation, more bathrooms, superior interior similar parking



**2/140 Arden St NORTH MELBOURNE 3051 (REI)**



**Price:** \$637,500

**Method:** Private Sale

**Date:** 25/03/2025

**Property Type:** Apartment

**Agent Comments**

Comparable location, similar accommodation, superior interior, no parking,



**607/97 Flemington Rd NORTH MELBOURNE 3051 (VG)**



**Price:** \$602,000

**Method:** Sale

**Date:** 28/01/2025

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

Comparable location, similar accommodation, more bathrooms, superior interior, similar parking

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



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