

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 641 Queensberry Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,375,500 Property Type House Suburb North Melbourne

Period - From 01/07/2022 to 30/06/2023 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	112 Melrose St NORTH MELBOURNE 3051	\$830,000	16/11/2022
2	14 Wilson Mews NORTH MELBOURNE 3051	\$810,000	24/02/2023
3	3/220 Abbotsford St NORTH MELBOURNE 3051	\$780,000	02/09/2023

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: 28/09/2023 12:50

641 Queensberry Street, North Melbourne Vic 3051



2 -

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending June 2023: \$1,375,500

Comparable Properties



112 Melrose St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

2 1 -

Price: \$830,000

Method: Private Sale

Date: 16/11/2022

Property Type: House

Land Size: 101 sqm approx

14 Wilson Mews NORTH MELBOURNE 3051 (VG)

Agent Comments

2 - -

Price: \$810,000

Method: Sale

Date: 24/02/2023

Property Type: House (Res)

Land Size: 76 sqm approx



3/220 Abbotsford St NORTH MELBOURNE 3051 (REI)

Agent Comments

2 2 1

Price: \$780,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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