

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

7/700 QUEENSBERRY 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

North Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

36/101 LEVESON STREET NORTH MELBOURNE VIC 3051	\$470,000	14-Mar-25
1011/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$420,000	04-Mar-25
5/30 BROUGHAM STREET NORTH MELBOURNE VIC 3051	\$450,000	28-Feb-25

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: 29 May 2025

**36/101 LEVESON STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$470,000

Sold Date

14-Mar-25

1



1



1

Distance

0.59km**1011/188 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

Sold Price

\$420,000

Sold Date

04-Mar-25

1



1



1

Distance

0.73km**5/30 BROUGHAM STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$450,000

Sold Date

28-Feb-25

1



1



1

Distance

1km**RS** = Recent sale**UN** = Undisclosed Sale

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