

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

705/108 HAINES 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

10/25 BYRON STREET NORTH MELBOURNE VIC 3051	\$395,000	21-Oct-24
3/280-284 CARDIGAN STREET CARLTON VIC 3053	\$407,000	13-Nov-24
105A/640 SWANSTON STREET CARLTON VIC 3053	\$388,000	28-Oct-24

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: 28 March 2025

**10/25 BYRON STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

\$395,000

Sold Date

21-Oct-24

Distance

0.84km**3/280-284 CARDIGAN STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$407,000

Sold Date

13-Nov-24

Distance

1.99km**105A/640 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$388,000

Sold Date

28-Oct-24

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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