

# 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

71 Courtney 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

\$800,000

&

\$850,000

### Median sale price

Median price

\$1,240,000

Property Type

House

Suburb

North Melbourne

Period - From

01/01/2025

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	128 Capel St NORTH MELBOURNE 3051	\$800,000	03/02/2025
2	257 Abbotsford St NORTH MELBOURNE 3051	\$841,000	14/12/2024
3			

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:

28/05/2025 11:45

71 Courtney Street, North Melbourne Vic 3051



1

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 106 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**Median House Price**  
March quarter 2025: \$1,240,000

## Comparable Properties



**128 Capel St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 03/02/2025  
**Property Type:** House  
**Land Size:** 82 sqm approx



**257 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$841,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 126 sqm approx

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.

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



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