

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

819/139-149 BOUNDARY ROAD 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

612/111 CANNING STREET NORTH MELBOURNE VIC 3051	\$650,000	19-Jul-26
304/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$650,000	10-Jun-26
409/102 STANLEY STREET WEST MELBOURNE VIC 3003	\$665,000	27-Apr-26

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: 04 September 2026



**612/111 CANNING STREET NORTH
MELBOURNE VIC 3051**

2 2 1

Sold Price

^{RS} **\$650,000**

Sold Date

19-Jul-26

Distance

0.68km



**304/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$650,000

Sold Date

10-Jun-26

Distance

2.13km



**409/102 STANLEY STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$665,000

Sold Date

27-Apr-26

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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