

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

D1/130 ARDEN 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

\$600,000

&

\$660,000

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

4/19 WOOD STREET NORTH MELBOURNE VIC 3051	\$605,000	19-Oct-24
9/5 BEDFORD STREET NORTH MELBOURNE VIC 3051	\$661,000	29-Nov-24
17/38-52 CHAPMAN STREET NORTH MELBOURNE VIC 3051	\$670,000	14-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: 19 March 2025



**4/19 WOOD STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$605,000** Sold Date **19-Oct-24**

Distance **0.33km**



**9/5 BEDFORD STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price **\$661,000** Sold Date **29-Nov-24**

Distance **0.74km**



**17/38-52 CHAPMAN STREET
NORTH MELBOURNE VIC 3051**

2 1 1

Sold Price ^{RS} **\$670,000** Sold Date **14-Feb-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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