

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

41 Courtney Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,650,000

&

\$2,850,000

Median sale price

Median price

\$1,363,000

Property Type

House

Suburb

North Melbourne

Period - From

01/04/2025

to

30/06/2025

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	58 Harcourt St NORTH MELBOURNE 3051	\$2,700,000	01/08/2025
2	80 Lothian St NORTH MELBOURNE 3051	\$2,570,000	13/07/2025
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:

05/08/2025 18:07

41 Courtney Street, North Melbourne Vic 3051



4 3 3

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,850,000
Median House Price
June quarter 2025: \$1,363,000

Comparable Properties

58 Harcourt St NORTH MELBOURNE 3051 (REI)

Agent Comments

3 2 2

Price: \$2,700,000
Method:
Date: 01/08/2025
Property Type: House

80 Lothian St NORTH MELBOURNE 3051 (REI)

Agent Comments

3 3 2

Price: \$2,570,000
Method:
Date: 13/07/2025
Property Type: House

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 - Melbourne Boutique Property



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