

# 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 2/704 Victoria 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 \$535,000 & \$580,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb North Melbourne

Period - From 05/02/2025 to 04/02/2026 Source Property Data

### 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	301/93 Arden St NORTH MELBOURNE 3051	\$530,000	24/10/2025
2	15/22 Howard St NORTH MELBOURNE 3051	\$550,000	16/10/2025
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: 05/02/2026 23:28

2/704 Victoria Street, North Melbourne Vic 3051



 2  1 

**Property Type:** Apartment  
**Land Size:** 78.24 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$535,000 - \$580,000  
**Median Unit Price**  
05/02/2025 - 04/02/2026: \$580,000

## Comparable Properties



**301/93 Arden St NORTH MELBOURNE 3051 (VG)**

[Agent Comments](#)

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**Price:** \$530,000  
**Method:** Sale  
**Date:** 24/10/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**15/22 Howard St NORTH MELBOURNE 3051 (VG)**

[Agent Comments](#)

 2  -  -

**Price:** \$550,000  
**Method:** Sale  
**Date:** 16/10/2025  
**Property Type:** Flat/Unit/Apartment (Res)

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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