

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

606/33-39 Race Course Road, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$552,500

Property Type

Unit

Suburb

North Melbourne

Period - From

01/07/2024

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	607/33 Racecourse Rd NORTH MELBOURNE 3051	\$475,000	16/02/2025
2	708/39 Racecourse Rd NORTH MELBOURNE 3051	\$480,000	15/02/2025
3	910/61 Galada Av PARKVILLE 3052	\$450,000	12/02/2025

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:

01/08/2025 15:47

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Indicative Selling Price

\$469,000

Median Unit Price

Year ending June 2025: \$552,500



2 1 1

Property Type: Apartment

Agent Comments

2 bedroom, 1 bathroom apartment.

Comparable Properties



607/33 Racecourse Rd NORTH MELBOURNE 3051 (REI)

2 2 1

Price: \$475,000

Method: Private Sale

Date: 16/02/2025

Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, extra bathroom, similar interior, similar parking.



708/39 Racecourse Rd NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: \$480,000

Method: Private Sale

Date: 15/02/2025

Property Type: Apartment

Agent Comments

Comparable location, similar accommodation, extra bathroom, similar interior, similar parking.



910/61 Galada Av PARKVILLE 3052 (REI/VG)

2 1 1

Price: \$450,000

Method: Private Sale

Date: 12/02/2025

Property Type: Apartment

Land Size: 90 sqm approx

Agent Comments

Comparable location, similar accommodation, similar interior, similar parking.

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