

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

5/68-82 LEVESON 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

\$688,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

209/68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$668,000	25-Mar-25
307/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$670,000	14-Feb-25
10/22-26 HOWARD STREET NORTH MELBOURNE VIC 3051	\$751,250	04-Dec-24

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: 30 April 2025

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209/68-82 LEVESON STREET
NORTH MELBOURNE VIC 3051

2 1 1

Sold Price \$668,000 Sold Date 25-Mar-25

Distance 0km

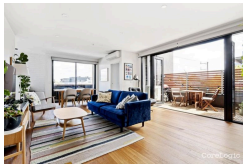


307/380 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051

2 1 1

Sold Price \$670,000 Sold Date 14-Feb-25

Distance 0.3km



10/22-26 HOWARD STREET
NORTH MELBOURNE VIC 3051

2 1 1

Sold Price \$751,250 Sold Date 04-Dec-24

Distance 0.34km

RS = Recent sale UN = Undisclosed Sale

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