

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

18 Alfred Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$1,240,000 Property Type House Suburb North Melbourne

Period - From 01/01/2025 to 31/03/2025 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	20 Alfred St NORTH MELBOURNE 3051	\$939,500	21/06/2025
2	186 Errol St NORTH MELBOURNE 3051	\$925,000	24/05/2025
3	1 John St FLEMINGTON 3031	\$910,000	14/03/2025

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:

01/07/2025 17:55

18 Alfred Street, North Melbourne Vic 3051

**Jellis
Craig**

Trevor Gange

03 8415 6100

0499 332 211

trevorgange@jellisrcraig.com.au

Indicative Selling Price

\$875,000 - \$925,000

Median House Price

March quarter 2025: \$1,240,000



 2  1  0

Property Type: House

Agent Comments

Comparable Properties



20 Alfred St NORTH MELBOURNE 3051 (REI)

Agent Comments

 2  1  -

Price: \$939,500

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)



186 Errol St NORTH MELBOURNE 3051 (REI)

Agent Comments

 2  2  -

Price: \$925,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)



1 John St FLEMINGTON 3031 (REI/VG)

Agent Comments

 2  1  -

Price: \$910,000

Method: Sold Before Auction

Date: 14/03/2025

Property Type: House (Res)

Land Size: 125 sqm approx

Account - Jellis Craig | P: 03 8415 6100



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