

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 489 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	495 Abbotsford St NORTH MELBOURNE 3051	\$1,360,000	05/07/2025
2	443 Abbotsford St NORTH MELBOURNE 3051	\$1,300,000	30/03/2025
3	215 Errol St NORTH MELBOURNE 3051	\$1,385,000	29/03/2025

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: 29/07/2025 11:41

Trevor Gange
03 8415 6100
0499 332 211
trevorgange@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2025: \$1,363,000



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 Parkin
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Permit
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Rooms: 4
Property Type: House (Res)
Agent Comments

Comparable Properties



495 Abbotsford St NORTH MELBOURNE 3051 (REI) Agent Comments

3 2 -

Price: \$1,360,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)



443 Abbotsford St NORTH MELBOURNE 3051 (REI/VG) Agent Comments

2 2 1

Price: \$1,300,000
Method: Private Sale
Date: 30/03/2025
Property Type: House
Land Size: 142 sqm approx



215 Errol St NORTH MELBOURNE 3051 (REI/VG) Agent Comments

3 1 -

Price: \$1,385,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 123 sqm approx

Account - Jellis Craig | P: 03 8415 6100