

# 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

9/201 Abbotsford 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

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,325,000

Property Type

House

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	9 Curzon PI NORTH MELBOURNE 3051	\$947,500	30/05/2025
2	14 Little Dryburgh St NORTH MELBOURNE 3051	\$1,025,000	07/04/2025
3	21 Capel PI NORTH MELBOURNE 3051	\$1,050,000	06/03/2025

**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:

09/07/2025 15:58



2 2 1

**Property Type:** Townhouse  
(Single)

**Agent Comments**

Warehouse Conversion in Historic TRAMHOUSE Building. Large Open Floorplan across two levels with its own garage.

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median House Price**

Year ending June 2025: \$1,325,000

## Comparable Properties



**9 Curzon PI NORTH MELBOURNE 3051 (REI)**

2 2 1

**Price:** \$947,500

**Method:** Private Sale

**Date:** 30/05/2025

**Property Type:** Townhouse (Single)

**Agent Comments**

Comparable accommodation and location but smaller internally across 3 levels and more stairs



**14 Little Dryburgh St NORTH MELBOURNE 3051 (VG)**

2 - -

**Price:** \$1,025,000

**Method:** Sale

**Date:** 07/04/2025

**Property Type:** Townhouse (Conjoined)

**Agent Comments**

New Build across 3 levels with roof top but smaller internally



**21 Capel PI NORTH MELBOURNE 3051 (REI/VG)**

2 1 1

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 06/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 54 sqm approx

**Agent Comments**

Comparable but smaller internally with on less bathroom