Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

201 Abbotsford Street, North Melbourne Vic 3051
201

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$1,325,000	Pro	perty Type	House		Suburb	North Melbourne
Period - From	01/07/2024	to	30/06/2025	9	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

Add	dress 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 comparableproperties 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





Indicative Selling Price

Carmel Morganti 04386654145

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Property Type: Townhouse

(Single)

Agent Comments

\$950,000 - \$1,045,000 **Median House Price** Year ending June 2025: \$1,325,000

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

Comparable Properties



9 Curzon PI NORTH MELBOURNE 3051 (REI)



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)





Agent Comments

New Build across 3 levels with roof top but smaller internally

Price: \$1,025,000 Method: Sale Date: 07/04/2025

Property Type: Townhouse (Conjoined)



21 Capel PI NORTH MELBOURNE 3051 (REI/VG)





Agent Comments

Comparable but smaller internally with on less bathroom

Price: \$1,050,000

Method: Sold Before Auction

Date: 06/03/2025

Property Type: Townhouse (Res) Land Size: 54 sqm approx

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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