

# 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

906/108 Haines 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 \$565,000 & \$620,000

### Median sale price

Median price \$530,000 Property Type Unit 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	8/147 Curzon St NORTH MELBOURNE 3051	\$580,000	05/06/2025
2	1004/188 Macaulay Rd NORTH MELBOURNE 3051	\$615,000	02/04/2025
3	6/55 Haines St NORTH MELBOURNE 3051	\$600,000	21/12/2024

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:

16/06/2025 15:49

906/108 Haines Street, North Melbourne Vic 3051



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$565,000 - \$620,000  
**Median Unit Price**  
March quarter 2025: \$530,000

## Comparable Properties



**8/147 Curzon St NORTH MELBOURNE 3051 (REI)**

**Agent Comments**

2 1 1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 05/06/2025  
**Property Type:** Apartment



**1004/188 Macaulay Rd NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 02/04/2025  
**Property Type:** Apartment



**6/55 Haines St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 21/12/2024  
**Property Type:** Apartment

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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