

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

407/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

6/14 LANCASHIRE LANE NORTH MELBOURNE VIC 3051	\$1,225,000	13-Apr-25
1-7 LITTLE LOTHIAN STREET NORTH NORTH MELBOURNE VIC 3051	\$1,280,000	12-Apr-25
15 MARY STREET NORTH MELBOURNE VIC 3051	\$1,375,000	06-Jun-25

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 6 months.~~

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6/14 LANCASHIRE LANE NORTH
MELBOURNE VIC 3051

3 2 1

Sold Price \$1,225,000 Sold Date 13-Apr-25

Distance 0.45km



1-7 LITTLE LOTHIAN STREET
NORTH NORTH MELBOURNE VIC
3051

3 2 2

Sold Price \$1,280,000 Sold Date 12-Apr-25

Distance 0.13km



15 MARY STREET NORTH
MELBOURNE VIC 3051

3 2 1

Sold Price ^{RS}\$1,375,000 Sold Date 06-Jun-25

Distance 0.61km

RS = Recent sale UN = Undisclosed Sale

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