

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

69 Baillie Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$850,000 & \$890,000

Median sale price

Median price \$1,091,000 Property Type Townhouse Suburb North Melbourne

Period - From 21/07/2024 to 20/07/2025 Source Property Data

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	30 Purcell St NORTH MELBOURNE 3051	\$980,000	09/07/2025
2	68 Provost St NORTH MELBOURNE 3051	\$890,000	10/05/2025
3	12 Smyth Mews NORTH MELBOURNE 3051	\$850,000	21/02/2025

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:

21/07/2025 12:47

Lucas Mills

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Indicative Selling Price

\$850,000 - \$890,000

Median Townhouse Price

21/07/2024 - 20/07/2025: \$1,091,000



2 1 1

Property Type: House**Agent Comments**

In a wide tree-lined street with the best of North Melbourne at your fingertips, this double-storey townhouse combines a flexible floorplan and quality appointments to deliver an easy heart-of-town lifestyle or blue-chip investment opportunity.

Comparable Properties

**30 Purcell St NORTH MELBOURNE 3051 (REI)**

2 1 1

Price: \$980,000**Method:** Private Sale**Date:** 09/07/2025**Property Type:** House**Agent Comments**

Property offering similar accommodation, superior as no owners corporation associated with the property.

**68 Provost St NORTH MELBOURNE 3051 (REI/VG)**

2 1 1

Price: \$890,000**Method:** Auction Sale**Date:** 10/05/2025**Property Type:** Townhouse (Res)**Agent Comments**

Very comparable property in the same development, offering the same accommodation, slightly superior internal renovation.

**12 Smyth Mews NORTH MELBOURNE 3051 (REI/VG)**

2 2 1

Price: \$850,000**Method:** Private Sale**Date:** 21/02/2025**Property Type:** Townhouse (Res)**Land Size:** 76 sqm approx**Agent Comments**

Property offering similar accommodation, this offers a second bathroom, inferior location.

Account - Lucas Mills Real Estate

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