

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 335/23 Blackwood 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)

Price Range

\$460,000

&

\$485,000

### Median sale price

Median price

\$60,000

Property Type

Apartment

Suburb

North Melbourne (3051)

Period - From

01/06/2024

to

31/05/2025

Source

REA

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
435/23 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051	\$468,000	13/03/2025
L13 1308/33 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051	\$480,000	17/02/2025
403/58 VILLIERS STREET, NORTH MELBOURNE VIC 3051	\$472,000	22/04/2025

This Statement of Information was prepared on: 20/06/2025