

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

8/352 Victoria Street, North Melbourne Vic 3051

Indicative selling price

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

Range between

\$395,000

&

\$425,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

North Melbourne

Period - From

01/04/2026

to

30/06/2026

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	304/130 Errol St NORTH MELBOURNE 3051	\$410,000	18/07/2026
2	211/25 Byron St NORTH MELBOURNE 3051	\$438,000	18/06/2026
3	12/25 Byron St NORTH MELBOURNE 3051	\$430,000	26/05/2026

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:

29/07/2026 09:56



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

June quarter 2026: \$585,000

Comparable Properties



304/130 Errol St NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Auction Sale

Date: 18/07/2026

Rooms: 3

Property Type: Apartment



211/25 Byron St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 1 1

Price: \$438,000

Method: Private Sale

Date: 18/06/2026

Property Type: Apartment



12/25 Byron St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 26/05/2026

Property Type: Apartment