

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

413/179 BOUNDARY ROAD 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

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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

513/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051	\$455,000	22-Jan-26
102/62 ALTONA STREET KENSINGTON VIC 3031	\$490,000	20-Jan-26
302/77 GALADA AVENUE PARKVILLE VIC 3052	\$495,000	06-Dec-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.~~

This Statement of Information was prepared on: 05 March 2026



**513/179 BOUNDARY ROAD NORTH
MELBOURNE VIC 3051**

Sold Price

\$455,000

Sold Date

22-Jan-26

 2  2  1

Distance

0km



**102/62 ALTONA STREET
KENSINGTON VIC 3031**

Sold Price

\$490,000

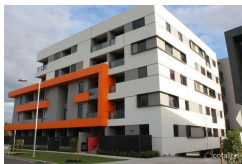
Sold Date

20-Jan-26

 2  2  1

Distance

1.48km



**302/77 GALADA AVENUE
PARKVILLE VIC 3052**

Sold Price

\$495,000

Sold Date

06-Dec-25

 2  2  1

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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