

# 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 54 Byron 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,130,000 Property Type Townhouse Suburb North Melbourne

Period - From 18/02/2025 to 17/02/2026 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	18 Courtney PI NORTH MELBOURNE 3051	\$1,290,000	02/02/2026
2	6/41 Leveson St NORTH MELBOURNE 3051	\$1,361,000	27/11/2025
3	104 Errol St NORTH MELBOURNE 3051	\$1,374,500	12/09/2025

**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: 18/02/2026 19:15



**Rooms:** 4

**Property Type:** Townhouse

[Agent Comments](#)

## Comparable Properties



**18 Courtney PI NORTH MELBOURNE 3051 (REI)**

[Agent Comments](#)



**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 02/02/2026

**Property Type:** Townhouse (Res)



**6/41 Leveson St NORTH MELBOURNE 3051 (REI)**

[Agent Comments](#)



**Price:** \$1,361,000

**Method:** Private Sale

**Date:** 27/11/2025

**Property Type:** Townhouse (Single)



**104 Errol St NORTH MELBOURNE 3051 (REI)**

[Agent Comments](#)



**Price:** \$1,374,500

**Method:** Private Sale

**Date:** 12/09/2025

**Property Type:** Townhouse (Single)