

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 306/111 Canning Street, North Melbourne Vic 3051

Indicative selling price

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

Single price \$1,065,000

Median sale price

Median price \$598,100 Property Type Unit Suburb North Melbourne

Period - From 01/10/2025 to 31/12/2025 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	502/107 Roden St WEST MELBOURNE 3003	\$1,115,000	03/02/2026
2	902/5 Wominjeka Wlk WEST MELBOURNE 3003	\$1,057,500	21/01/2026
3	203/491 Victoria St WEST MELBOURNE 3003	\$1,150,000	17/10/2025

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: 02/03/2026 09:44



Property Type: Apartment

Agent Comments

Comparable Properties



502/107 Roden St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$1,115,000

Method: Private Sale

Date: 03/02/2026

Property Type: Apartment



902/5 Wominjeka Wlk WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$1,057,500

Method: Private Sale

Date: 21/01/2026

Property Type: Apartment



203/491 Victoria St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 17/10/2025

Property Type: Apartment