

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

99a Lothian Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,060,000 Property Type Townhouse Suburb North Melbourne

Period - From 23/02/2025 to 22/02/2026 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	1/4a The Avenue PARKVILLE 3052	\$1,900,000	12/01/2026
2	1/88 Leveson St NORTH MELBOURNE 3051	\$2,080,357	26/10/2025
3	11/88 Leveson St NORTH MELBOURNE 3051	\$1,950,000	29/08/2025

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: 23/02/2026 16:28

Lucas Mills

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Indicative Selling Price

\$1,900,000 - \$2,050,000

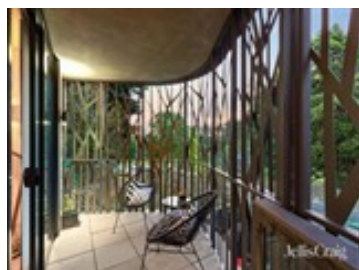
Median Townhouse Price

23/02/2025 - 22/02/2026: \$1,060,000


 4
  2
  1
Property Type: Townhouse**Agent Comments**

FLORENZE TERRACE – created by renowned Nicholas Murray Architects, this modern masterpiece sets the benchmark in executive perfection thanks to its lift-connected multi-level design, uncompromised refinement and dual outdoor zones to enjoy.

Comparable Properties

**1/4a The Avenue PARKVILLE 3052 (REI)**
 3
  2
  2
Price: \$1,900,000**Method:** Private Sale**Date:** 12/01/2026**Property Type:** Townhouse (Single)**Agent Comments**

Similar Size. Inferior number of Bedrooms.

1/88 Leveson St NORTH MELBOURNE 3051 (VG)
 4
  -
  -
Price: \$2,080,357**Method:** Sale**Date:** 26/10/2025**Property Type:** House - Attached House N.E.C.**Land Size:** 61 sqm approx**Agent Comments**

Similar Accommodation. Similar Location.

11/88 Leveson St NORTH MELBOURNE 3051 (VG)
 3
  -
  -
Price: \$1,950,000**Method:** Sale**Date:** 29/08/2025**Property Type:** Strata Unit/Flat**Agent Comments**

Similar Style. Similar Location. Inferior number of Bedrooms.

Account - Lucas Mills Real Estate

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