

# 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

136/23 Blackwood Street, North Melbourne Vic 3051
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$530,000
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 & 

\$560,000
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### Median sale price

Median price 

\$605,000
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 Property Type 

Unit
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 Suburb 

North Melbourne
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Period - From 

01/01/2025
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 to 

31/12/2025
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 Source 

REIV
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### 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	1014/33 Blackwood St NORTH MELBOURNE 3051	\$550,000	04/02/2026
2	401/105 Rosslyn St WEST MELBOURNE 3003	\$575,000	13/11/2025
3	103/162 Rosslyn St WEST MELBOURNE 3003	\$530,000	06/11/2025

**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: 

17/02/2026 14:53
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 2  
  2  
  1

**Property Type:**  
 Flat/Unit/Apartment (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$530,000 - \$560,000  
**Median Unit Price**  
 Year ending December 2025: \$605,000

## Comparable Properties



**1014/33 Blackwood St NORTH MELBOURNE 3051 (REI)**

Agent Comments

 2  
  1  
  1

Adjoined building in complex. One less bathroom. Car space. Same internals/finishes.

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 04/02/2026  
**Property Type:** Apartment



**401/105 Rosslyn St WEST MELBOURNE 3003 (REI/VG)**

Agent Comments

 2  
  1  
  1

Inferior location. One bathroom. Car space.

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 13/11/2025  
**Property Type:** Apartment

**103/162 Rosslyn St WEST MELBOURNE 3003 (VG)**

Agent Comments

 2  
  -  
  -

Inferior location. One bathroom. Car space.

**Price:** \$530,000  
**Method:** Sale  
**Date:** 06/11/2025  
**Property Type:** Flat/Unit/Apartment (Res)

Account - Lucas Mills Real Estate



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