

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

307/185-187 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb North Melbourne

Period - From 16/01/2025

to 15/01/2026

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	305/139 Chetwynd St NORTH MELBOURNE 3051	\$360,000	07/10/2025
2			
3			

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:

16/01/2026 15:19

307/185-187 Boundary Road, North Melbourne Vic 3051



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Indicative Selling Price

\$350,000

Median Unit Price

16/01/2025 - 15/01/2026: \$570,000



Property Type:

Agent Comments

Comparable Properties



**305/139 Chetwynd St NORTH MELBOURNE 3051
(REI/VG)**

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 07/10/2025

Property Type: Apartment

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.

Account - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983



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