

## 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

410/108-112 MUNSTER TERRACE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

### 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 6 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

13/80 OSHANASSY STREET NORTH MELBOURNE VIC 3051	\$390,000	18-Sep-25
102/704 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$390,000	18-Nov-25
204/704 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$380,000	02-Sep-25

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 6 months.~~

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**13/80 OSHANASSY STREET NORTH** Sold Price **\$390,000** Sold Date **18-Sep-25**  
**MELBOURNE VIC 3051**

1 1 1

Distance **0.32km**



**102/704 VICTORIA STREET NORTH** Sold Price Sold Date **18-Nov-25**  
**MELBOURNE VIC 3051**

1 1 1

Distance **0.4km**



**204/704 VICTORIA STREET** Sold Price **\$380,000** Sold Date **02-Sep-25**  
**NORTH MELBOURNE VIC 3051**

1 1 1

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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