

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

102/1 SHIEL STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

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

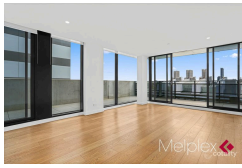
Date of sale

1005/83 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$850,000	05-Jan-26
13/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$910,000	30-Sep-25
110/188 MACAULAY ROAD NORTH MELBOURNE VIC 3051	\$905,000	29-Nov-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.~~

This Statement of Information was prepared on: 28 January 2026

**1005/83 FLEMINGTON ROAD
NORTH MELBOURNE VIC 3051**

3 2 2

Sold Price

RS

\$850,000

Sold Date

05-Jan-26

Distance

0.82km**13/700 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

3 1 1

Sold Price

\$910,000

Sold Date

30-Sep-25

Distance

0.43km**110/188 MACAULAY ROAD NORTH
MELBOURNE VIC 3051**

3 2 1

Sold Price

RS

\$905,000

Sold Date

29-Nov-25

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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