

## 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

37 LITTLE DRYBURGH STREET SOUTH 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

6/201 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$1,125,000	17-Jan-25
26 TRAFALGAR PLACE NORTH MELBOURNE VIC 3051	\$1,130,000	25-Mar-25
11-21A VILLIERS STREET NORTH MELBOURNE VIC 3051	\$1,160,000	09-Apr-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: 31 December 2025



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**6/201 ABBOTSFORD STREET  
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price **\$1,125,000** Sold Date **17-Jan-25**

Distance **0.15km**



**26 TRAFALGAR PLACE NORTH  
MELBOURNE VIC 3051**

2 2 1

Sold Price **\$1,130,000** Sold Date **25-Mar-25**

Distance **0.56km**



**11-21A VILLIERS STREET NORTH  
MELBOURNE VIC 3051**

2 2 1

Sold Price **\$1,160,000** Sold Date **09-Apr-25**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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