

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 64/310 Macaulay Road, North Melbourne Vic 3051

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$605,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 | 18/37 Haines St NORTH MELBOURNE 3051 | \$495,000 | 21/11/2025 |
| 3 | 15/7 Curran St NORTH MELBOURNE 3051 | \$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: 16/02/2026 11:31



Property Type:
Agent Comments

Indicative Selling Price
\$495,000
Median Unit Price
Year ending December 2025: \$605,000

Comparable Properties



1014/33 Blackwood St NORTH MELBOURNE 3051 (REI) [Agent Comments](#)

2 1 1

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



18/37 Haines St NORTH MELBOURNE 3051 (REI/VG) [Agent Comments](#)

2 1 -

Price: \$495,000
Method: Private Sale
Date: 21/11/2025
Rooms: 3
Property Type: Apartment



15/7 Curran St NORTH MELBOURNE 3051 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$530,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment

Account - Marston Pty Ltd



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