

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

201/720 QUEENSBERRY 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

or range
between

\$520,000

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

503/105 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$627,000	15-Aug-25
20/302 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$660,000	19-Jun-25
203/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$666,888	17-Jul-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: 16 October 2025

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503/105 ROSSLYN STREET WEST
MELBOURNE VIC 3003

Sold Price ^{RS} \$627,000 Sold Date 15-Aug-25

Distance 1km

2 1 1



20/302 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051

Sold Price \$660,000 Sold Date 19-Jun-25

Distance 0.4km

2 1 1



203/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051

Sold Price \$666,888 Sold Date 17-Jul-25

Distance 0.23km

2 1 1

RS = Recent sale UN = Undisclosed Sale

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