

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 Unit 213, 55 Villiers Street, North Melbourne VIC 3051

Indicative selling price

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

Range between \$160,000 & \$170,000

Median sale price

Median price \$598,100 Property type Unit Suburb North Melbourne

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales

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
513/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$165,000	22 Oct 2025
817/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$168,000	22 Sep 2025
806/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$170,000	07 Sep 2025

This Statement of Information was prepared on: 12 January 2026