

# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

701/39 RACECOURSE ROAD, NORTH MELBOURNE, VIC 3051

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$480,000

or range between

&

## Median sale price

Median price

\$475,000

Property Type

Unit

Suburb

NORTH MELBOURNE

Period - From

01 Nov 2024

to

31 Oct 2025

Source

Cotality

## Comparable property sales

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

607/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051

\$475,000

16-Feb-2025

708/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051

\$480,000

16-Feb-2025

313/179 BOUNDARY ROAD NORTH MELBOURNE VIC 3051

\$420,000

19-Feb-2025

This Statement of Information was prepared on: 5/11/2025