

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

121/68-82 LEVESON 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

\$528,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2025

to

31 Jan 2026

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

1 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$550,000	11-Nov-25
G3/1 COURTNEY STREET NORTH MELBOURNE VIC 3051	\$550,000	11-Nov-25
6/18 BYRON STREET NORTH MELBOURNE VIC 3051	\$470,000	06-Nov-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: 09 February 2026

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**1 COURTNEY STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price **\$550,000** Sold Date **11-Nov-25**

Distance **0.3km**



**G3/1 COURTNEY STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price Sold Date **11-Nov-25**

Distance **0.3km**



**6/18 BYRON STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price **\$470,000** Sold Date **06-Nov-25**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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