

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

313/188 MACAULAY ROAD 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

\$595,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,888

Property type

Flats

Suburb

North Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

604/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$637,000	19-Jul-25
310/40 ALTONA STREET KENSINGTON VIC 3031	\$600,000	12-Sep-25
2310/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$600,000	26-Aug-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: 20 November 2025



**604/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$637,000

Sold Date

19-Jul-25

 2  2  1

Distance

1.18km



**310/40 ALTONA STREET
KENSINGTON VIC 3031**

Sold Price

\$600,000

Sold Date

12-Sep-25

 2  2  1

Distance

1.23km



**2310/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

Sold Date

26-Aug-25

 2  2  1

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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