

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

40 BROUGHAM 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

\$1,190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

North Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

427-429 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$1,200,000	20-Sep-25
13 SOUTHGATE STREET PARKVILLE VIC 3052	\$1,250,000	17-Oct-25
231 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$1,200,000	19-Apr-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: 13 December 2025



**427-429 DRYBURGH STREET
NORTH MELBOURNE VIC 3051**

 3  1  -

Sold Price **\$1,200,000** Sold Date **20-Sep-25**

Distance **0.24km**



**13 SOUTHGATE STREET
PARKVILLE VIC 3052**

 3  1  -

Sold Price **\$1,250,000** Sold Date **17-Oct-25**

Distance **0.5km**



**231 ABBOTSFORD STREET NORTH
MELBOURNE VIC 3051**

 3  1  1

Sold Price **\$1,200,000** Sold Date **19-Apr-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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