

## 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

68-72 CHAPMAN STREET NORTH MELBOURNE VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,890,000

&

\$2,079,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$478,888

Property type

Unit

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

Address of comparable property	Price	Date of sale
4 VILLIERS STREET NORTH MELBOURNE VIC 3051	\$2,100,000	08-Mar-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: 26 November 2025



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**4 VILLIERS STREET NORTH  
MELBOURNE VIC 3051**

4 3 2

Sold Price **\$2,100,000** Sold Date **08-Mar-25**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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