

# 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

102/108 Haines 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)

Single price

\$410,000

### Median sale price

Median price

\$598,100

Property Type

Unit

Suburb

North Melbourne

Period - From

01/10/2025

to

31/12/2025

Source

REIV

### 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 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 |
|---|--|-----------|--------------|
| 1 | 102/8 Atkin St NORTH MELBOURNE 3051      | \$418,000 | 20/02/2026   |
| 2 | 104/5-13 Stawell St NORTH MELBOURNE 3051 | \$430,000 | 10/02/2026   |
| 3 | 313/111 Canning St NORTH MELBOURNE 3051  | \$417,000 | 29/11/2025   |

**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 six months.~~

This Statement of Information was prepared on:

18/03/2026 16:08

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**Indicative Selling Price**

\$410,000

**Median Unit Price**

December quarter 2025: \$598,100



**Rooms:** 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**102/8 Atkin St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments



**Price:** \$418,000

**Method:** Private Sale

**Date:** 20/02/2026

**Property Type:** Apartment



**104/5-13 Stawell St NORTH MELBOURNE 3051 (REI)**

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 10/02/2026

**Rooms:** 3

**Property Type:** Apartment



**313/111 Canning St NORTH MELBOURNE 3051 (REI/VG)** Agent Comments



**Price:** \$417,000

**Method:** Private Sale

**Date:** 29/11/2025

**Property Type:** Apartment

Account - Jellis Craig | P: 03 8415 6100