

112 Melrose Street, North Melbourne Vic 3051



2 Bed 1 Bath - Car
Property Type: House
Land Size: 101 sqm approx
Indicative Selling Price
 \$840,000 - \$890,000
Median House Price
 December quarter 2025:
 \$1,500,000

Comparable Properties



82 Curzon Street, North Melbourne 3051 (REI)

2 Bed 1 Bath - Car
Price: \$870,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Agent Comments: Superior position and accommodation



12 Sturt Street, Flemington 3031 (REI)

2 Bed 1 Bath - Car
Price: \$850,000
Method: Private Sale
Date: 07/03/2026
Property Type: House
Land Size: 147 sqm approx
Agent Comments: Comparable location, superior land size



193 Adderley Street, West Melbourne 3003 (REI/VG)

2 Bed 1 Bath - Car
Price: \$855,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 130 sqm approx
Agent Comments: Comparable position, inferior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

112 Melrose Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000 & \$890,000

Median sale price

Median price \$1,500,000 House x Suburb North Melbourne

Period - From 01/10/2025 to 31/12/2025 Source REIV

Comparable property sales

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
82 Curzon Street, NORTH MELBOURNE 3051	\$870,000	10/03/2026
12 Sturt Street, FLEMINGTON 3031	\$850,000	07/03/2026
193 Adderley Street, WEST MELBOURNE 3003	\$855,000	08/11/2025

This Statement of Information was prepared on:

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