

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 58-60 Erskine Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,397,500 Property Type House Suburb North Melbourne

Period - From 01/01/2026 to 31/03/2026 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		
2		
3		

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.

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2026: \$1,397,500



			Permits from Melbourne Council
6	1.5 + 1.5		

Rooms: 11

Property Type: House

Land Size: 510 approx sqm approx

Agent Comments

Car Parking Permits available from Melbourne City Council

2 Homes on the one title with loads of opportunity and metered separately for Gas, Electricity, Water. Renovate as a single home. Subdivide the 2 homes for flexibility to maximise returns and sell. Reduce CGT if owner occupied sales. Great opportunity for further capital returns. Continue the current rental - income approx. \$60kp/a or more with modifications.

Comparable Properties

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.

Account - Jellis Craig | P: 03 8415 6100



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