

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

70 Elm Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$975,000 & \$1,050,000

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	229 Dryburgh St NORTH MELBOURNE 3051	\$1,115,000	31/03/2026
2	182 Abbotsford St NORTH MELBOURNE 3051	\$1,145,000	20/03/2026
3	9 Erskine St NORTH MELBOURNE 3051	\$965,000	01/12/2025

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:

29/04/2026 13:32



Rooms: 4

Property Type: House

Land Size: 130 sqm approx

Agent Comments

Comparable Properties



229 Dryburgh St NORTH MELBOURNE 3051 (REI)



Agent Comments

Same land size, inferior location, no R.O.W Access

Price: \$1,115,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 133 sqm approx



182 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)



Agent Comments

Larger land, inferior location, inferior condition.

Price: \$1,145,000

Method: Private Sale

Date: 20/03/2026

Property Type: House

Land Size: 170 sqm approx



9 Erskine St NORTH MELBOURNE 3051 (REI/VG)



Agent Comments

Smaller land, similar condition, no R.O.W access

Price: \$965,000

Method: Private Sale

Date: 01/12/2025

Property Type: House (Res)

Land Size: 100 sqm approx