

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

B8/73-83 Haines Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$605,000 Property Type Unit Suburb North Melbourne

Period - From 01/01/2025 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 | 101/41 Dryburgh St WEST MELBOURNE 3003 | \$670,000 | 19/02/2026 |
| 2 | 406/301 King St MELBOURNE 3000 | \$662,000 | 18/12/2025 |
| 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.

This Statement of Information was prepared on:

23/03/2026 08:37



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

Year ending December 2025: \$605,000

Comparable Properties



101/41 Dryburgh St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 19/02/2026

Property Type: Apartment

406/301 King St MELBOURNE 3000 (VG)

Agent Comments



Price: \$662,000

Method: Sale

Date: 18/12/2025

Property Type: Flat/Unit/Apartment (Res)

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 - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372