

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

1101/58 Villiers Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	3404A/8 Franklin St MELBOURNE 3000	\$1,280,000	05/02/2026
2	2802/28 Timothy La MELBOURNE 3000	\$1,300,000	16/09/2025
3	2102/39 Caravel La DOCKLANDS 3008	\$1,400,000	15/09/2025

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:

26/02/2026 15:45



Property Type: Apartment

Agent Comments

Single Level Apartment featuring 3 Bedrooms (and additional office/potential 4th Bedroom, 3 Bathrooms and 2 Car Parks.

Comparable Properties



3404A/8 Franklin St MELBOURNE 3000 (REI)



Agent Comments

Similar Size. Similar Accommodation, 1 less Bathroom.

Price: \$1,280,000

Method: Private Sale

Date: 05/02/2026

Property Type: Apartment



2802/28 Timothy La MELBOURNE 3000 (REI/VG)



Agent Comments

Similar Size. Similar Accommodation. 1 Less Car Park

Price: \$1,300,000

Method: Private Sale

Date: 16/09/2025

Property Type: Apartment



2102/39 Caravel La DOCKLANDS 3008 (VG)



Agent Comments

Similar Size. Superior Outlook

Price: \$1,400,000

Method: Sale

Date: 15/09/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Lucas Mills Real Estate