

# 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

229 Dryburgh Street, North Melbourne Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

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

Period - From 01/10/2025 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	224 Adderley St WEST MELBOURNE 3003	\$1,250,000	07/12/2025
2	103 Dryburgh St NORTH MELBOURNE 3051	\$1,300,000	05/11/2025
3	427-429 Dryburgh St NORTH MELBOURNE 3051	\$1,200,000	20/09/2025

**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:

24/02/2026 10:21

Lucas Mills

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

December quarter 2025: \$1,500,000



2 1 0

**Rooms:** 5

**Property Type:** House

**Land Size:** 140 sqm approx

**Agent Comments**

Among the neighbourhood's most distinctive residences, this single-fronted Victorian (c1863) blends timeless character with a thoughtfully designed extension by architect Nicholas Murray, creating an inner-city unique home.

## Comparable Properties



**224 Adderley St WEST MELBOURNE 3003 (REI/VG)**

2 1 1

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 07/12/2025

**Property Type:** House (Res)

**Land Size:** 143 sqm approx

**Agent Comments**

Similar overall accomodation, has OSP however inferior location.



**103 Dryburgh St NORTH MELBOURNE 3051 (REI)**

4 2 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** House (Res)

**Agent Comments**

Offering 4 bedrooms, similar location however inferior renovation.



**427-429 Dryburgh St NORTH MELBOURNE 3051 (REI)**

3 1 -

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 245 sqm approx

**Agent Comments**

Superior land component, inferior renovation.

**Account - Lucas Mills Real Estate**



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