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	302/6 HIGH STREET NORTH MELBOURNE VIC 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$145,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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 6 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
601/9 HIGH STREET NORTH MELBOURNE VIC 3051	$170,000	25-Aug-25
817/55 VILLIERS STREET NORTH MELBOURNE VIC 3051	$168,000	22-Sep-25
406/188-196 PEEL STREET NORTH MELBOURNE VIC 3051	$165,000	14-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 27 January 2026

Property Reports
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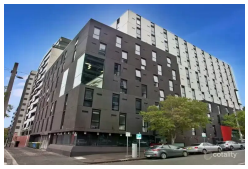
601/9 HIGH STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$170,000** Sold Date **25-Aug-25**

Distance **0.03km**



817/55 VILLIERS STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$168,000** Sold Date **22-Sep-25**

Distance **0.11km**

406/188-196 PEEL STREET NORTH MELBOURNE VIC 3051

1 1 1

Sold Price **$165,000** Sold Date **14-Nov-25**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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