

## 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		or range between	\$150,000	&	\$155,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$475,000	Property type	Unit	Suburb	North Melbourne
Period-from	01 Dec 2024	to	30 Nov 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
306/6 HIGH STREET NORTH MELBOURNE VIC 3051	\$160,000	13-Aug-25
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

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: 18 December 2025



Property Reports

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**306/6 HIGH STREET NORTH  
MELBOURNE VIC 3051**

1 1 1

Sold Price

**\$160,000** Sold Date **13-Aug-25**

Distance

**0km**



**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**

**RS** = Recent sale

**UN** = Undisclosed Sale

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