

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$150,000

&

\$155,000

### 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


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

 1
  1
  1

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

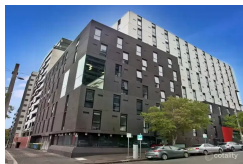
Distance **0km**


**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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