

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

7/20 BEDFORD 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

\$975,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

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

206/388 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$735,000	03-Mar-26
G7/388 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$730,000	09-Mar-26
206/380 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$728,000	01-May-26

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: 21 August 2026



**206/388 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

Sold Price **\$735,000** Sold Date **03-Mar-26**

 2  2  1

Distance **0.16km**



**G7/388 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

Sold Price **\$730,000** Sold Date **09-Mar-26**

 2  2  1

Distance **0.16km**



**206/380 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

Sold Price **\$728,000** Sold Date **01-May-26**

 2  2  1

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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