

# 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 304/ 130 Errol 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)

Indication price range \$395,000 to \$410,000

### Median sale price

Median price \$595,000 Property type Unit Suburb North Melbourne

Period - From 22/06/2025 to 22/06/2026 Source Propertydata.com.au

### Comparable property sales

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
1 910/ 58 Villiers Street, North Melbourne Vic 3051	\$400,000	18/05/2026
1 G3/ 93 Flemington Street, North Melbourne, Vic 3051	\$380,000	12/02/2026
1 205/24 Cobden Street, North Melbourne Vic 3051	\$418,000	30/06/2026

This Statement of Information was prepared on: 22/ 06/ 2026