

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

606/111 Canning Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$715,000

Median sale price

Median price	\$598,100	Property Type	Unit	Suburb	North Melbourne
Period - From	01/10/2025	to	31/12/2025	Source	REIV

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 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	68 Little Lothian St.N NORTH MELBOURNE 3051	\$695,000	15/12/2025
2	215/275 Abbotsford St NORTH MELBOURNE 3051	\$700,000	22/12/2025
3	804/111 Canning St NORTH MELBOURNE 3051	\$650,000	12/12/2025

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 six months.~~

This Statement of Information was prepared on:

13/01/2026 15:23



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$660,000 - \$715,000

Median Unit Price

December quarter 2025: \$598,100

Comparable Properties

68 Little Lothian St.N NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$695,000

Method:

Date: 15/12/2025

Property Type: Apartment

215/275 Abbotsford St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$700,000

Method: Private Sale

Date: 22/12/2025

Property Type: Apartment

804/111 Canning St NORTH MELBOURNE 3051 (REI) Agent Comments



Price: \$650,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355