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 $595,000 & $654,500

Median sale price

Median price $540,000 Property Type Unit Suburb North Melbourne

Period - From 10/03/2025 to 09/03/2026 Source Property Data

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	215/275 Abbotsford St NORTH MELBOURNE 3051	$700,000	22/12/2025
2	804/111 Canning St NORTH MELBOURNE 3051	$650,000	12/12/2025
3	68 Little Lothian St NORTH MELBOURNE 3051	$645,000	09/12/2025

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: 10/03/2026 15:32

606/111 Canning Street, North Melbourne Vic 3051

BARRYPLANT

2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$595,000 - $654,500
Median Unit Price
10/03/2025 - 09/03/2026: $540,000

Comparable Properties

215/275 Abbotsford St NORTH MELBOURNE 3051 (REI)

2 2 1

Price: $700,000
Method: Private Sale
Date: 22/12/2025
Property Type: Apartment

Agent Comments

804/111 Canning St NORTH MELBOURNE 3051 (REI/VG)

2 2 1

Price: $650,000
Method: Private Sale
Date: 12/12/2025
Property Type: Apartment

Agent Comments

68 Little Lothian St NORTH MELBOURNE 3051 (VG)

2 - -

Price: $645,000
Method: Sale
Date: 09/12/2025
Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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