

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

Single price \$635,000

Median sale price

Median price \$581,000 Property Type Unit Suburb North Melbourne

Period - From 13/05/2025 to 12/05/2026 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	110/111 Canning St NORTH MELBOURNE 3051	\$561,000	16/03/2026
2	906/111 Canning St NORTH MELBOURNE 3051	\$670,000	20/01/2026
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: 13/05/2026 14:28



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$635,000

Median Unit Price

13/05/2025 - 12/05/2026: \$581,000

Comparable Properties



110/111 Canning St NORTH MELBOURNE 3051 (REI)

Agent Comments

 2  2  1

Price: \$561,000

Method: Private Sale

Date: 16/03/2026

Property Type: Apartment

906/111 Canning St NORTH MELBOURNE 3051 (VG)

Agent Comments

 2  -  -

Price: \$670,000

Method: Sale

Date: 20/01/2026

Property Type: Flat/Unit/Apartment (Res)



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

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 12/12/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355