

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

2/85 LEVESON 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

North Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

103/85 LEVESON STREET NORTH MELBOURNE VIC 3051	\$730,000	08-Feb-25
4/55 PROVOST STREET NORTH MELBOURNE VIC 3051	\$745,000	19-Oct-24
103/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$750,000	11-Dec-24

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: 15 April 2025



103/85 LEVESON STREET NORTH MELBOURNE VIC 3051

2 2 -

Sold Price

\$730,000

Sold Date

08-Feb-25

Distance

0.01km



4/55 PROVOST STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price

\$745,000

Sold Date

19-Oct-24

Distance

0.44km



103/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051

2 2 1

Sold Price

\$750,000

Sold Date

11-Dec-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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