

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

2/147 CURZON 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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

18/147 CURZON STREET NORTH MELBOURNE VIC 3051	\$605,000	24-Apr-25
8/37-41 HAINES STREET NORTH MELBOURNE VIC 3051	\$641,000	15-Aug-25
10/37-41 HAINES STREET NORTH MELBOURNE VIC 3051	\$617,000	18-Jun-25

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: 14 July 2026



**18/147 CURZON STREET NORTH
MELBOURNE VIC 3051**

3 1 1

Sold Price

\$605,000

Sold Date

24-Apr-25

Distance

0km



**8/37-41 HAINES STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price

\$641,000

Sold Date

15-Aug-25

Distance

0.05km



**10/37-41 HAINES STREET NORTH
MELBOURNE VIC 3051**

2 1 1

Sold Price

\$617,000

Sold Date

18-Jun-25

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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