

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	8/49 Brougham Street, North Melbourne, VIC 3051

Indicative selling price

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

Price Range	\$350,000	&	\$380,000
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Median sale price

Median price	\$660,000	Property Type	House	Suburb	North Melbourne (3051)
Period - From	01/06/2025	to	06/11/2025	Source	REIV

Comparable property sales

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
3/49 BROUGHAM STREET, NORTH MELBOURNE VIC 3051	\$390,000	10/10/2025
20/49 BROUGHAM STREET, NORTH MELBOURNE VIC 3051	\$375,855	30/09/2025
12/51 BROUGHAM STREET, NORTH MELBOURNE VIC 3051	\$375,000	11/07/2025

This Statement of Information was prepared on: 11/11/2025