

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	1014/33 Blackwood Street, North Melbourne, VIC 3051
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Indicative selling price

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

Single Price	\$559,990
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Median sale price

Median price	\$660,000	Property Type	House	Suburb	North Melbourne (3051)
Period - From	11/04/2025	to	11/11/2025	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
L18 1808/33 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051	\$550,000	19/08/2025
1506/33 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051	\$480,000	01/08/2025
723/23 BLACKWOOD STREET, NORTH MELBOURNE VIC 3051	\$560,000	19/06/2025

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