

# 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

13 Bickford Lane, North Melbourne, Vic 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$930,000

### Median sale price

Median price

\$1,265,000

Property type

House

Suburb

North Melbourne

Period - From

01/12/2025

to

28/02/2026

Source



PropTrack

### 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
1010A/640 Swanston Street, Carlton, VIC 3053	\$930,000	01/10/2025
305/500 Drummond Street, Carlton, VIC 3053	\$940,000	06/01/2026
4304/260 Spencer St, Melbourne, VIC 3000	\$928,700	22/10/2025

**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: 21/03/2026