

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

2/720 QUEENSBERRY 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

104/108-112 MUNSTER TERRACE NORTH MELBOURNE VIC 3051	\$380,000	23-Feb-26
102/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$410,000	01-Apr-26
102/8 ATKIN STREET NORTH MELBOURNE VIC 3051	\$418,000	22-Feb-26

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: 30 April 2026



**104/108-112 MUNSTER TERRACE
NORTH MELBOURNE VIC 3051**

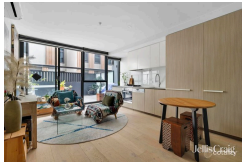
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Sold Price

^{RS} **\$380,000**

Sold Date **23-Feb-26**

Distance **0.15km**



**102/108 HAINES STREET NORTH
MELBOURNE VIC 3051**

1 1 1

Sold Price

^{RS} **\$410,000**

Sold Date **01-Apr-26**

Distance **0.42km**



**102/8 ATKIN STREET NORTH
MELBOURNE VIC 3051**

1 1 -

Sold Price

\$418,000

Sold Date **22-Feb-26**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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