

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 314/187 Boundary Road, North Melbourne Vic 3051

Indicative selling price

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

Range between \$330,000 & \$345,000

Median sale price

Median price \$580,000 Property Type Unit Suburb North Melbourne

Period - From 02/02/2025 to 01/02/2026 Source Property Data

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
1	409/83 Flemington Rd NORTH MELBOURNE 3051	\$335,000	26/11/2025
2	11/33 Blackwood St NORTH MELBOURNE 3051	\$345,000	13/11/2025
3	21/205-207 Flemington Rd NORTH MELBOURNE 3051	\$339,000	30/10/2025

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: 02/02/2026 13:55



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$345,000

Median Unit Price

02/02/2025 - 01/02/2026: \$580,000

Comparable Properties



409/83 Flemington Rd NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 -

Price: \$335,000

Method: Private Sale

Date: 26/11/2025

Property Type: Apartment



11/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 -

Price: \$345,000

Method: Private Sale

Date: 13/11/2025

Property Type: Apartment



21/205-207 Flemington Rd NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 -

Price: \$339,000

Method: Private Sale

Date: 30/10/2025

Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577