

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

108/108 HAINES 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

102/108 HAINES STREET NORTH MELBOURNE VIC 3051	\$410,000	01-Apr-26
2/720 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$418,240	20-May-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: 20 August 2026



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

1 1 1

Sold Price

\$410,000

Sold Date

01-Apr-26

Distance

0km



**2/720 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

1 1 2

Sold Price

\$418,240

Sold Date

20-May-26

Distance

0.41km



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

1 1 -

Sold Price

\$418,000

Sold Date

22-Feb-26

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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