

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

413/179 BOUNDARY ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

North Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

208/39 RACECOURSE ROAD NORTH MELBOURNE VIC 3051	\$460,000	08-Sep-25
406/67 GALADA AVENUE PARKVILLE VIC 3052	\$490,000	01-Oct-25
302/77 GALADA AVENUE PARKVILLE VIC 3052	\$495,000	06-Dec-25

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: 04 February 2026



**208/39 RACECOURSE ROAD
NORTH MELBOURNE VIC 3051**

 2  2  1

Sold Price **\$460,000** Sold Date **08-Sep-25**

Distance **0.15km**



**406/67 GALADA AVENUE
PARKVILLE VIC 3052**

 2  2  1

Sold Price **\$490,000** Sold Date **01-Oct-25**

Distance **1.03km**



**302/77 GALADA AVENUE
PARKVILLE VIC 3052**

 2  2  1

Sold Price **\$495,000** Sold Date **06-Dec-25**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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