

252 Abbotsford Street, North Melbourne Vic 3051



2 Bed 3 Bath 1 Car
Property Type: Townhouse
Indicative Selling Price
 \$960,000
Median Townhouse Price
 22/07/2025 – 21/07/2026:
 \$1,132,500

Comparable Properties



4/680 Victoria Street NORTH MELBOURNE 3051 (REI/VG)

2 Bed 1 Bath 2 Car
Price: \$870,000
Method: Private Sale
Date: 22/05/2026
Property Type: Townhouse (Single)
Agent Comments: Comparable location, inferior size, comparable presentation



7/26 Barnett Street KENSINGTON 3031 (REI)

3 Bed 1 Bath 1 Car
Price: \$928,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: Townhouse (Res)
Agent Comments: Inferior location, superior size, comparable presentation



1/2 Queensberry Place NORTH MELBOURNE 3051 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$975,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Apartment
Agent Comments: Comparable location, comparable size, comparable presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

252 Abbotsford Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$960,000

Median sale price

Median price

\$1,132,500

Property Type

Townhouse

Suburb

North Melbourne

Period - From

22/07/2025

to

21/07/2026

Source

Property Data

Comparable property sales

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
4/680 Victoria Street NORTH MELBOURNE 3051	\$870,000	22/05/2026
7/26 Barnett Street KENSINGTON 3031	\$928,000	20/05/2026
1/2 Queensberry Place NORTH MELBOURNE 3051	\$975,000	02/05/2026

This Statement of Information was prepared on:

31/08/2026 14:10