

## 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

108/111 CANNING STREET NORTH MELBOURNE VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

North Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 603/105 BATMAN STREET WEST MELBOURNE VIC 3003  | \$630,000 | 01-May-26 |
| 1308/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$630,000 | 28-May-26 |
| 2506/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008  | \$619,000 | 04-May-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: 21 September 2026



**603/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price

**\$630,000**

Sold Date **01-May-26**

Distance **1.89km**



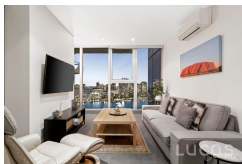
**1308/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price

Sold Date **28-May-26**

Distance **1.89km**



**2506/241 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

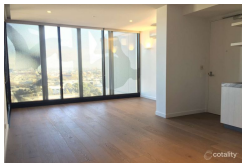
2 2 1

Sold Price

**\$619,000**

Sold Date **04-May-26**

Distance **1.94km**



**1215/33 BLACKWOOD STREET  
NORTH MELBOURNE VIC 3051**

2 2 1

Sold Price

**\$615,000**

Sold Date **26-Jun-26**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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