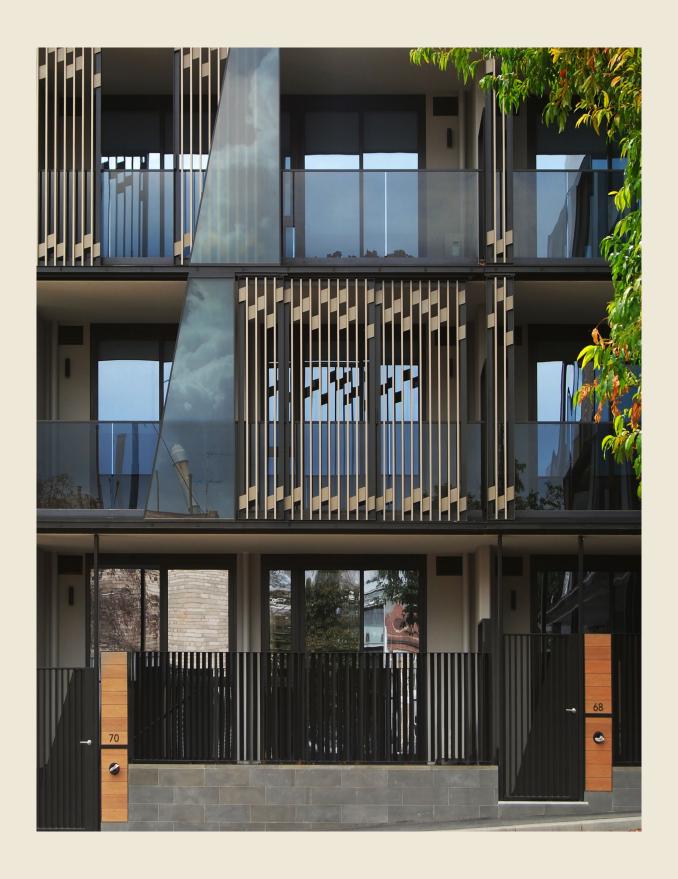
## MELCORP Real Estate



ARDEN PARK EOFY Report 2024-2025 9 SALES

\$772,000

**AVERAGE SALE PRICE** 

\$1,140,000

MAX SALE PRICE

\$525,000

1 BED AVERAGE

\$803,500

2 BED AVERAGE

\$1,140,000

3 BED AVERAGE

## 2024-2025 Sales Report

_	ADDRESS	SUBURB	BED	BATH	CAR	SALE PRICE	SALE DATE	
2	201m/275 Abbotsford Street	North Melbourne	-	-	-	\$5,000	26-Sep-24	
2	208c/275 Abbotsford Street	North Melbourne	-	-	-	\$1,140,000	13-Nov-24	
4	405/275 Abbotsford Street	North Melbourne	3	2	2	\$1,140,000	13-Nov-24	
1	103/275 Abbotsford Street	North Melbourne	2	2	1	\$750,000	11-Dec-24	
2	231c/275 Abbotsford Street	North Melbourne	2	-	-	\$750,000	11-Dec-24	
1	119c/275 Abbotsford Street	North Melbourne	1	-	-	\$525,000	5-Feb-25	
2	207/275 Abbotsford Street	North Melbourne	1	1	1	\$525,000	5-Feb-25	
2	203c/275 Abbotsford Street	North Melbourne	2	-	-	\$857,000	15-Mar-25	
2	212/275 Abbotsford Street	North Melbourne	2	2	1	\$857,000	15-Mar-25	
2 4 1 2 1 2 2	208c/275 Abbotsford Street 405/275 Abbotsford Street 103/275 Abbotsford Street 231c/275 Abbotsford Street 119c/275 Abbotsford Street 207/275 Abbotsford Street 203c/275 Abbotsford Street	North Melbourne North Melbourne North Melbourne North Melbourne North Melbourne North Melbourne	- 3 2 2 1 1	2 - 1	- 2 1 - - 1	\$1,140,000 \$1,140,000 \$750,000 \$750,000 \$525,000 \$525,000 \$857,000	13-Nov-24 13-Nov-24 11-Dec-24 11-Dec-24 5-Feb-25 5-Feb-25 15-Mar-25	

Source: Core Logic, RP Data

