

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

1808/33 Blackwood Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$615,000 Property Type Unit Suburb North Melbourne

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 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
1	723/23 Blackwood St NORTH MELBOURNE 3051	\$560,000	19/06/2025
2	109/30 Wreckyn St NORTH MELBOURNE 3051	\$580,000	13/06/2025
3	1602/8 Marmion Pl DOCKLANDS 3008	\$565,000	09/06/2025

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 six months.~~

This Statement of Information was prepared on: 09/08/2025 08:35



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$570,000
Median Unit Price
June quarter 2025: \$615,000

Comparable Properties



723/23 Blackwood St NORTH MELBOURNE 3051
(REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment



109/30 Wreckyn St NORTH MELBOURNE 3051 (VG)

Agent Comments



Price: \$580,000
Method: Sale
Date: 13/06/2025
Property Type: Flat/Unit/Apartment (Res)



1602/8 Marmion Pl DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 09/06/2025
Rooms: 5
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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