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	202/33 Wreckyn Street, North Melbourne Vic 3051
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$530,000	Pro	perty Type Un	iit		Suburb	North Melbourne
Period - From	01/01/2025	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	36/101 Leveson St NORTH MELBOURNE 3051	\$470,000	13/03/2025
2	212/150 Peel St NORTH MELBOURNE 3051	\$462,500	15/02/2025
3	207/275 Abbotsford St NORTH MELBOURNE 3051	\$525,000	06/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/04/2025 08:55









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** March quarter 2025: \$530,000

Comparable Properties



36/101 Leveson St NORTH MELBOURNE 3051 (REI/VG)

Price: \$470,000 Method: Private Sale

Property Type: Apartment

Agent Comments

Date: 13/03/2025



212/150 Peel St NORTH MELBOURNE 3051 (REI/VG)

Price: \$462,500 Method: Private Sale Date: 15/02/2025

Property Type: Apartment

Agent Comments



207/275 Abbotsford St NORTH MELBOURNE 3051

(REI/VG)

Price: \$525.000 Method: Private Sale Date: 06/02/2025

Property Type: Apartment

Agent Comments

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





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