

# 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

202/33 Wreckyn 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)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$530,000

Property Type Unit

Suburb North Melbourne

Period - From 01/01/2025

to 31/03/2025

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	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 comparable properties 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



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**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)**

Agent Comments

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**Price:** \$470,000

**Method:** Private Sale

**Date:** 13/03/2025

**Property Type:** Apartment



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

Agent Comments

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 1

**Price:** \$462,500

**Method:** Private Sale

**Date:** 15/02/2025

**Property Type:** Apartment



**207/275 Abbotsford St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

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 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 06/02/2025

**Property Type:** Apartment

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