

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

306/30 Wreckyn Street, North Melbourne Vic 3051

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$660,000 Property Type Unit Suburb North Melbourne

Period - From 01/07/2025 to 30/09/2025 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	1001/25 Wills St MELBOURNE 3000	\$590,000	20/10/2025
2	1808/33 Blackwood St NORTH MELBOURNE 3051	\$550,000	19/08/2025
3	109/30 Wreckyn St NORTH MELBOURNE 3051	\$580,000	13/06/2025

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:

31/10/2025 15:20



2
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 2025: \$660,000

Comparable Properties



1001/25 Wills St MELBOURNE 3000 (REI)

Agent Comments

2
 1
 1

Price: \$590,000

Method: Private Sale

Date: 20/10/2025

Property Type: Apartment

Land Size: 83 sqm approx



1808/33 Blackwood St NORTH MELBOURNE 3051 (REI)

Agent Comments

2
 1
 1

Price: \$550,000

Method: Private Sale

Date: 19/08/2025

Property Type: Apartment



109/30 Wreckyn St NORTH MELBOURNE 3051 (VG)

Agent Comments

2
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Price: \$580,000

Method: Sale

Date: 13/06/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222