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 $480,000 & $528,000

Median sale price

Median price $537,500 Property Type Unit Suburb North Melbourne

Period - From 11/03/2025 to 10/03/2026 Source Property Data

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	3105/618 Lonsdale St MELBOURNE 3000	$520,000	18/02/2026
2	414/86 Macaulay Rd NORTH MELBOURNE 3051	$495,000	17/02/2026
3	214/495 Rathdowne St CARLTON 3053	$510,000	23/12/2025

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: 11/03/2026 14:41

306/30 Wreckyn Street, North Melbourne Vic 3051

2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$480,000 - $528,000
Median Unit Price
11/03/2025 - 10/03/2026: $537,500

Comparable Properties

3105/618 Lonsdale St MELBOURNE 3000 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment

Agent Comments

414/86 Macaulay Rd NORTH MELBOURNE 3051 (REI)

2 1 1

Price: $495,000
Method: Private Sale
Date: 17/02/2026
Property Type: Apartment

Agent Comments

214/495 Rathdowne St CARLTON 3053 (REI/VG)

2 1 1

Price: $510,000
Method: Private Sale
Date: 23/12/2025
Property Type: Unit

Agent Comments

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

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