

## 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

201/33 WRECKYN STREET NORTH MELBOURNE VIC 3051

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

House

Suburb

North Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 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

212/150 PEEL STREET NORTH MELBOURNE VIC 3051

\$462,500

17-Feb-25

36/101 LEVESON STREET NORTH MELBOURNE VIC 3051

\$470,000

14-Mar-25

23/44 CHETWYND STREET WEST MELBOURNE VIC 3003

\$487,500

09-May-25

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 6 months.~~

This Statement of Information was prepared on: 24 June 2025



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**212/150 PEEL STREET NORTH  
MELBOURNE VIC 3051**

1 1 1

Sold Price

**\$462,500**

Sold Date

**17-Feb-25**

Distance

**0.54km**



**36/101 LEVESON STREET NORTH  
MELBOURNE VIC 3051**

1 1 1

Sold Price

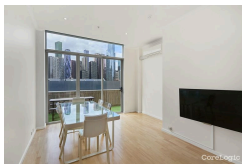
**\$470,000**

Sold Date

**14-Mar-25**

Distance

**0.37km**



**23/44 CHETWYND STREET WEST  
MELBOURNE VIC 3003**

1 1 1

Sold Price

**\$487,500**

Sold Date

**09-May-25**

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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