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	301/493-499 VICTORIA STREET WEST MELBOURNE VIC 3003

Indicative selling price

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

~~Single Price~~		or range between	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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
306/30-34 WRECKYN STREET NORTH MELBOURNE VIC 3051	$525,000	07-May-26
8/2A BAILLIE STREET NORTH MELBOURNE VIC 3051	$530,000	04-Jun-26
307/35 ARDEN STREET NORTH MELBOURNE VIC 3051	$550,000	03-Jun-26

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: 23 July 2026

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306/30-34 WRECKYN STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$525,000** Sold Date **07-May-26**

Distance **1.09km**



8/2A BAILLIE STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$530,000** Sold Date **04-Jun-26**

Distance **0.56km**



307/35 ARDEN STREET NORTH MELBOURNE VIC 3051

2 1 1

Sold Price **$550,000** Sold Date **03-Jun-26**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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