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	204/33 Wreckyn Street, North Melbourne Vic 3051

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $599,000 Property Type Unit Suburb North Melbourne

Period - From 11/08/2025 to 10/08/2026 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	707/112 Adderley St WEST MELBOURNE 3003	$420,000	31/07/2026
2	304/130 Errol St NORTH MELBOURNE 3051	$410,000	18/07/2026
3	5/30 Chetwynd St WEST MELBOURNE 3003	$400,000	01/07/2026

OR

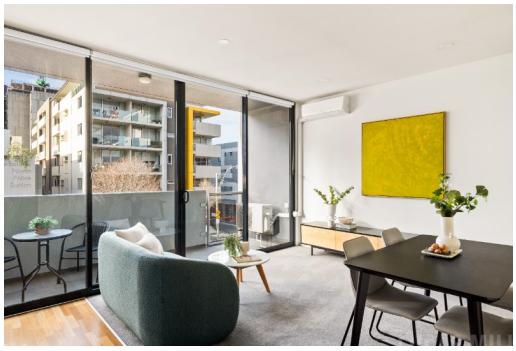
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/08/2026 11:58

204/33 Wreckyn Street, North Melbourne Vic 3051

LUCAS MILLS

Lucas Mills
0410037682
0410037682
lucas@lucasmills.com.au



1 1 1

Property Type: Apartment

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
11/08/2025 - 10/08/2026: $599,000

Agent Comments

In a boutique low-rise building, this second-floor apartment is sure to impress with its elevated outlook, secure surrounds and unbeatable location making it an ideal choice for city professionals and canny investors alike.

Comparable Properties



707/112 Adderley St WEST MELBOURNE 3003 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 31/07/2026
Property Type: Apartment

Agent Comments



304/130 Errol St NORTH MELBOURNE 3051 (REI)

1 1 1

Price: $410,000
Method: Auction Sale
Date: 18/07/2026
Rooms: 3
Property Type: Apartment

Agent Comments



5/30 Chetwynd St WEST MELBOURNE 3003 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 01/07/2026
Property Type: Apartment

Agent Comments

Account - Lucas Mills Real Estate

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