

407/30 Wreckyn Street, North Melbourne Vic 3051



1 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$475,000

Median House Price

Year ending 2026: \$581,000

Comparable Properties



1/24 Byron Street, NORTH MELBOURNE 3051 (REI/VG)

1 Bed 1 Bath 1 Car

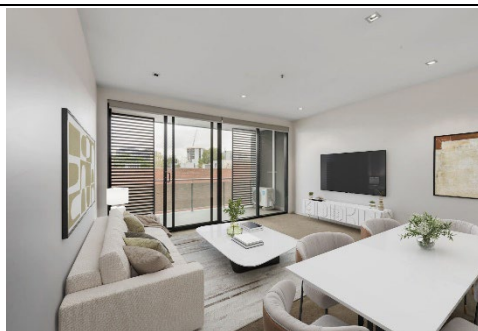
Price: \$477,000

Method: Private Sale

Date: 06/07/2026

Property Type: Apartment

Agent Comments: The selected apartment has the following attributes in comparison: Similar location, Similar Size & Inferior aspect



211/25 Byron Street, NORTH MELBOURNE 3051 (REI/VG)

1 Bed 1 Bath 1 Car

Price: \$438,000

Method: Private Sale

Date: 18/06/2026

Property Type: Apartment

Agent Comments: The selected apartment has the following attributes in comparison: Similar location, Inferior size & Inferior aspect



4/20 Byron Street, NORTH MELBOURNE 3051 (VG)

1 Bed - Bath 1 Car

Price: \$465,000

Method: Private Sale

Date: 16/06/2026

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: The selected apartment has the following attributes in comparison: Similar location, Similar size & inferior aspect

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

407/30 Wreckyn Street, North Melbourne Vic 3051

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$581,000

Unit

x

Suburb

North Melbourne

Period - From

01/07/2025

to

30/06/2026

Source

REIV

Comparable property sales

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
1/24 Byron Street NORTH MELBOURNE 3051	\$477,000	06/07/2026
211/25 Byron Street NORTH MELBOURNE 3051	\$438,000	18/06/2026
4/20 Byron Street NORTH MELBOURNE 3051	\$465,000	16/06/2026

This Statement of Information was prepared on:

17/08/2026 11:06