

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

5/30 Chetwynd Street, West Melbourne Vic 3003

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

West Melbourne

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	102/8 Atkin St NORTH MELBOURNE 3051	\$418,000	20/02/2026
2	G11/9 Dryburgh St WEST MELBOURNE 3003	\$370,000	07/02/2026
3	321/33 Blackwood St NORTH MELBOURNE 3051	\$353,000	04/02/2026

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:

16/06/2026 16:57

Zach Sianos

03 8378 0500

0477 801 177

zachsianos@jellisrcraig.com.au

Indicative Selling Price

\$390,000

Median Unit Price

Year ending March 2026: \$570,000



1 1 1

Property Type: Apartment

Agent Comments

1 bedroom apartment close to Errol st and green spaces.

Comparable Properties



102/8 Atkin St NORTH MELBOURNE 3051 (REI/VG)

1 1 -

Price: \$418,000

Method: Private Sale

Date: 20/02/2026

Property Type: Apartment

Agent Comments

Comparable location and style of apartment complex.



G11/9 Dryburgh St WEST MELBOURNE 3003 (REI)

1 1 -

Price: \$370,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Apartment

Agent Comments

Comparable location and style of apartment complex.



321/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

1 1 -

Price: \$353,000

Method: Private Sale

Date: 04/02/2026

Property Type: Apartment

Agent Comments

Comparable location and style of apartment complex.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555