

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

35/30 Chetwynd Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$567,500 Property Type Unit Suburb West Melbourne

Period - From 01/04/2026 to 30/06/2026 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	909/33 Blackwood St NORTH MELBOURNE 3051	\$547,000	27/06/2026
2	22/30 Chetwynd St WEST MELBOURNE 3003	\$605,000	27/06/2026
3	117/101 Grattan St CARLTON 3053	\$605,000	19/06/2026

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:

08/09/2026 13:25



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 89 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

June quarter 2026: \$567,500

Comparable Properties



909/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$547,000

Method: Private Sale

Date: 27/06/2026

Property Type: Apartment



22/30 Chetwynd St WEST MELBOURNE 3003 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$605,000

Method: Private Sale

Date: 27/06/2026

Property Type: Apartment



117/101 Grattan St CARLTON 3053 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$605,000

Method: Private Sale

Date: 19/06/2026

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000



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