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	2903/65 Dudley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $520,000 Property Type Unit Suburb West Melbourne

Period - From 24/06/2024 to 23/06/2025 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	205/30 Rakaia Way DOCKLANDS 3008	$1,180,000	08/05/2025
2	910/668 Swanston St CARLTON 3053	$1,100,000	24/03/2025
3	501/2 Newquay Prm DOCKLANDS 3008	$1,120,000	05/03/2025

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: 24/06/2025 12:45

2903/65 Dudley Street, West Melbourne Vic 3003



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 2267 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
24/06/2024 - 23/06/2025: $520,000

Comparable Properties



205/30 Rakaia Way DOCKLANDS 3008 (REI/VG)

3 2 2

Price: $1,180,000
Method: Private Sale
Date: 08/05/2025
Property Type: Apartment

Agent Comments



910/668 Swanston St CARLTON 3053 (REI/VG)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 24/03/2025
Property Type: Apartment

Agent Comments



501/2 Newquay Prm DOCKLANDS 3008 (REI/VG)

3 2 2

Price: $1,120,000
Method: Private Sale
Date: 05/03/2025
Rooms: 6
Property Type: Apartment

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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