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	606/150 DUDLEY STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$490,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
403/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	$500,000	01-Nov-24
107/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	$490,000	10-Jan-25
1209/105 BATMAN STREET WEST MELBOURNE VIC 3003	$490,000	18-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 02 October 2025

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403/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$500,000** Sold Date **01-Nov-24**

Distance **0.15km**



107/112 ADDERLEY STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$490,000** Sold Date **10-Jan-25**

Distance **0.2km**



1209/105 BATMAN STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price Sold Date **18-Dec-24**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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