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	G1/9 DRYBURGH 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	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$452,500	Property type	Unit	Suburb	West Melbourne
Period-from	01 Mar 2025	to	28 Feb 2026	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
503/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	$600,000	04-Feb-26
101/112 IRELAND STREET WEST MELBOURNE VIC 3003	$620,000	31-Dec-25
1112/105 BATMAN STREET WEST MELBOURNE VIC 3003	$638,000	21-Jan-26

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: 24 March 2026

CONSUMER AFFAIRS VICTORIA