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	109/9 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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
106/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	$536,000	28-May-24
903/8 MARMION PLACE DOCKLANDS VIC 3008	$545,888	09-Apr-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: 17 February 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 **0.63km**



106/112 ADDERLEY STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$536,000** Sold Date **28-May-24**

Distance **0.65km**



903/8 MARMION PLACE DOCKLANDS VIC 3008

2 1 1

Sold Price **$545,888** Sold Date **09-Apr-24**

Distance **0.75km**

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

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