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	203/41 Dryburgh Street, West Melbourne VIC 3003

Indicative selling price

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

Range between $310,000 & $340,000

Median sale price

Median price $1,138,750 Property Type Other Suburb West Melbourne

Period - From 21/08/2024 to 19/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
208/139-145 Chetwynd Street North Melbourne VIC 3051	$335,000	03/02/2025
206/135-137 Roden Street West Melbourne VIC 3003	$318,000	26/01/2025
402/39 Racecourse Road North Melbourne VIC 3051	$325,000	18/01/2025

This Statement of Information was prepared on: 21/02/2025