

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 303/130 Dudley Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range \$540,000 & \$568,000

Median sale price

Median price \$591,250 Property Type Apartment Suburb West Melbourne (3003)
Period - From 18/12/2023 to 18/12/2024 Source REA

Comparable property sales

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
511/111 CANNING STREET, NORTH MELBOURNE VIC 3051	\$550,000	01/11/2024
802/77 CARDIGAN STREET, CARLTON VIC 3053	\$560,000	08/11/2024
506/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$558,000	05/10/2024

This Statement of Information was prepared on: 18/12/2024