

## 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

117/9 DRYBURGH STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

\$400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

|   |           |           |
|---|-----------|-----------|
| 517/9 DRYBURGH STREET WEST MELBOURNE VIC 3003 | \$370,000 | 25-Oct-24 |
| 208/5 STAWELL STREET WEST MELBOURNE VIC 3003  | \$317,000 | 06-Feb-25 |
| 135-137 RODEN STREET WEST MELBOURNE VIC 3003  | \$340,000 | 21-Mar-25 |

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: 27 March 2025



## 517/9 DRYBURGH STREET WEST MELBOURNE VIC 3003

1 1 -

Sold Price

**\$370,000**

Sold Date

**25-Oct-24**

Distance

**0km**



## 208/5 STAWELL STREET WEST MELBOURNE VIC 3003

1 1 -

Sold Price

<sup>RS</sup> **\$317,000**

Sold Date

**06-Feb-25**

Distance

**0.08km**



## 135-137 RODEN STREET WEST MELBOURNE VIC 3003

1 1 -

Sold Price

<sup>RS</sup> **\$340,000**

Sold Date

**21-Mar-25**

Distance

**0.49km**



## 206/135-137 RODEN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

**\$318,000**

Sold Date

**27-Jan-25**

Distance

**0.49km**



## 311/102 STANLEY STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price

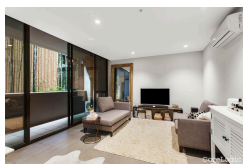
**\$465,000**

Sold Date

**18-Oct-24**

Distance

**0.57km**



## 4/89 RODEN STREET WEST MELBOURNE VIC 3003

1 1 -

Sold Price

<sup>RS</sup> **\$390,000** <sup>UN</sup>

Sold Date

**11-Dec-24**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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**405/89 RODEN STREET WEST  
MELBOURNE VIC 3003**

 1  1  -

Sold Price

**\$390,000**

Sold Date

**12-Dec-24**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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