

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 308/150 Dudley Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$365,000 & \$385,000

Median sale price

Median price \$535,000 Property Type Unit Suburb West Melbourne

Period - From 13/02/2024 to 12/02/2025 Source Property Data

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 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
1	2802/65 Dudley St WEST MELBOURNE 3003	\$405,000	04/02/2025
2	405/89 Roden St WEST MELBOURNE 3003	\$390,000	12/12/2024
3	602/130 Dudley St WEST MELBOURNE 3003	\$368,000	18/10/2024

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 six months.~~

This Statement of Information was prepared on: 13/02/2025 14:08



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$365,000 - \$385,000

Median Unit Price

13/02/2024 - 12/02/2025: \$535,000

Comparable Properties



2802/65 Dudley St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 04/02/2025

Property Type: Apartment



405/89 Roden St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 12/12/2024

Property Type: Apartment



602/130 Dudley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$368,000

Method: Private Sale

Date: 18/10/2024

Property Type: Apartment

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