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	308/150 Dudley Street, West Melbourne Vic 3003
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$365,000	&	\$385,000
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Median sale price

Median price	\$535,000	Pro	perty Type	Jnit		Suburb	West Melbourne
Period - From	13/02/2024	to	12/02/2025	So	urce	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

Add	dress 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

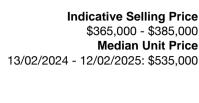
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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





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Property Type: Strata Unit/Flat **Agent Comments**

Comparable Properties



2802/65 Dudley St WEST MELBOURNE 3003 (REI)

Price: \$405,000 Method: Private Sale Date: 04/02/2025

Property Type: Apartment

Agent Comments



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)

Price: \$368,000 Method: Private Sale Date: 18/10/2024

Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



