

## 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

610/9 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

or range  
between

\$750,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Flats

Suburb

West Melbourne

Period-from

01 Apr 2024

to

31 Mar 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

203/28 CURZON STREET WEST MELBOURNE VIC 3003	\$765,000	22-Dec-24
109/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$799,000	11-Nov-24
310/408 SPENCER STREET WEST MELBOURNE VIC 3003	\$804,000	07-Nov-24

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: 15 April 2025



**203/28 CURZON STREET WEST  
MELBOURNE VIC 3003**

 2  2  1

Sold Price

**\$765,000**

Sold Date

**22-Dec-24**

Distance

**0.51km**



**109/408 SPENCER STREET WEST  
MELBOURNE VIC 3003**

 2  2  -

Sold Price

**\$799,000**

Sold Date

**11-Nov-24**

Distance

**0.85km**



**310/408 SPENCER STREET WEST  
MELBOURNE VIC 3003**

 2  2  1

Sold Price

**\$804,000**

Sold Date

**07-Nov-24**

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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