Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	
Including suburb and	106/140 Dudley Street, West Melbourne, VIC 3003
postcode	

Indicative selling price

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

Price Range	\$370,000	&	\$398,000
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Median sale price

Median price	\$370,000		Property Typ	e Apart	ment	Suburb	West Melbourne (3003)
Period - From	01/11/2024	to	31/10/2025	Source	REA		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
107/140 DUDLEY STREET, WEST MELBOURNE VIC 3003	\$375,000	02/10/2025
305/150 DUDLEY STREET, WEST MELBOURNE VIC 3003	\$38,000	02/06/2025
150-154 DUDLEY STREET, WEST MELBOURNE VIC 3003	\$380,000	02/06/2025

This Statement of Information was prepared on:	13/11/2025

