

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

1613/65 DUDLEY STREET WEST MELBOURNE VIC 3003

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

1213/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$455,000	01-Apr-25
1112/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$450,000	09-Apr-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: 07 October 2025



**1213/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$455,000** Sold Date **01-Apr-25**

Distance **0km**



**1112/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price **\$450,000** Sold Date **09-Apr-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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