

## 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

1909/65 DUDLEY 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

\$565,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2024

to

31 May 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

1416/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$541,000	09-Apr-25
303/130-154 DUDLEY STREET WEST MELBOURNE VIC 3003	\$560,000	21-Jan-25
303/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$570,000	15-May-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.~~

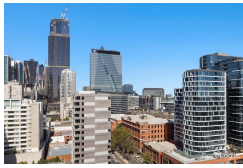
This Statement of Information was prepared on: 11 June 2025

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**1416/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

2   2   1

Sold Price

**\$541,000**

Sold Date

**09-Apr-25**

Distance

**0km**
**303/130-154 DUDLEY STREET  
WEST MELBOURNE VIC 3003**

2   2   1

Sold Price

**\$560,000**

Sold Date

**21-Jan-25**

Distance

**0.08km**
**303/140 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

2   2   1

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**15-May-25**

Distance

**0.08km****RS** = Recent sale**UN** = Undisclosed Sale

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