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

1911/65 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	\$340,000	&	\$370,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$461,500	Prop	erty type		Unit	Suburb	West Melbourne
Period-from	01 May 2024	to	30 Apr 2	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
1614/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$358,000	20-Mar-25
2111/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$350,000	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: 16 May 2025





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1614/65 DUDLEY STREET WEST MELBOURNE VIC 3003

⇔ -

\$358,000 Sold Date 20-Mar-25

Distance Okm



2111/65 DUDLEY STREET WEST MELBOURNE VIC 3003

BOOKINE VIC 300

Sold Price

Sold Price

RS \$350,000 Sold Date 09-Apr-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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