

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

2111/65 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

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

2001/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$361,000	09-Sep-24
1308/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$420,000	13-Dec-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: 01 April 2025



**2001/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price **\$361,000** Sold Date **09-Sep-24**
Distance **0km**

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**1308/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price **\$420,000** Sold Date **13-Dec-24**
Distance **0km**

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

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