

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

212/9 DRYBURGH 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2024

to

30 Nov 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

505/16 ANDERSON STREET WEST MELBOURNE VIC 3003	\$460,000	03-Sep-25
7/700 QUEENSBERRY STREET NORTH MELBOURNE VIC 3051	\$442,500	30-Jun-25
101/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$446,000	24-Nov-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: 03 December 2025

Team 477

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**505/16 ANDERSON STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$460,000

Sold Date **03-Sep-25**

Distance **0.12km**



**7/700 QUEENSBERRY STREET
NORTH MELBOURNE VIC 3051**

1 1 1

Sold Price

\$442,500

Sold Date **30-Jun-25**

Distance **0.52km**



**101/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

^{RS} **\$446,000**

Sold Date **24-Nov-25**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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