

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

304/130-154 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

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
121/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$555,588	28-Feb-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: 14 July 2025



303/130-154 DUDLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price **\$560,000** Sold Date **21-Jan-25**

Distance **0km**

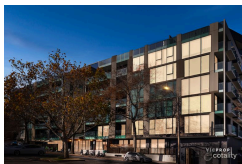


303/140 DUDLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price ^{RS} **\$570,000** Sold Date **15-May-25**

Distance **0km**



121/121 ROSSLYN STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price **\$555,588** Sold Date **28-Feb-25**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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