## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	308/150 Dudley Street, West Melbourne Vic 3003
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$329,000 & \$339,000	Range between	\$329,000	&	\$339,000
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#### Median sale price

Median price	\$430,000	Pro	perty Type	Jnit		Suburb	West Melbourne
Period - From	01/01/2025	to	31/03/2025	So	ource	REIV	

# 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	202/130-154 Dudley St WEST MELBOURNE 3003	\$338,000	10/09/2024
2	308/130 Dudley St WEST MELBOURNE 3003	\$340,000	10/05/2024
3			

#### 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 six months.

This Statement of Information was prepared on:	12/05/2025 09:51



Date of sale

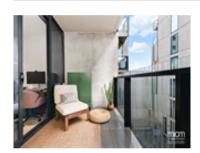






Indicative Selling Price \$329,000 - \$339,000 Median Unit Price March guarter 2025: \$430,000

# Comparable Properties



202/130-154 Dudley St WEST MELBOURNE 3003 (REI)

WEST WIELBOURNE 300.

Agent Comments

Price: \$338,000 Method: Private Sale Date: 10/09/2024

Property Type: Apartment



308/130 Dudley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

41 📛 1 🛱

Price: \$340,000 Method: Private Sale Date: 10/05/2024

Property Type: Apartment

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 six months.

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