

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

3203/65 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

\$670,000

&

\$740,000

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

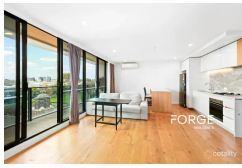
Date of sale

912/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$656,000	12-Aug-25
1012/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$664,000	21-Jul-25
73/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$780,000	22-Jul-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: 10 December 2025


**912/23 BATMAN STREET WEST
MELBOURNE VIC 3003**
 2  2  1

Sold Price

\$656,000

Sold Date

12-Aug-25

Distance

0.17km

**1012/23 BATMAN STREET WEST
MELBOURNE VIC 3003**
 2  2  1

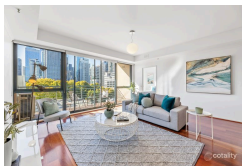
Sold Price

\$664,000

Sold Date

21-Jul-25

Distance

0.17km

**73/33 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**
 2  2  1

Sold Price

\$780,000

Sold Date

22-Jul-25

Distance

0.28km

**606/45 DUDLEY STREET WEST
MELBOURNE VIC 3003**
 2  2  1

Sold Price

\$737,000

Sold Date

25-Nov-21

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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