

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

405/65 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Aug 2024

to

31 Jul 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

506/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$500,000	14-Apr-25
1603/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$530,000	11-Apr-25
2512/33 ROSE LANE MELBOURNE VIC 3000	\$510,000	16-Apr-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: 15 August 2025



506/65 DUDLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price **\$500,000** Sold Date **14-Apr-25**

Distance **0km**



1603/65 DUDLEY STREET WEST MELBOURNE VIC 3003

2 2 1

Sold Price **\$530,000** Sold Date **11-Apr-25**

Distance **0km**



2512/33 ROSE LANE MELBOURNE VIC 3000

2 2 1

Sold Price **\$510,000** Sold Date **16-Apr-25**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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