

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

409/41 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2025

to

31 May 2026

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

102 STANLEY STREET WEST MELBOURNE VIC 3003	\$665,000	27-Apr-26
201/79 ARDEN STREET NORTH MELBOURNE VIC 3051	\$675,000	18-May-26
68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	\$650,000	15-Jan-26

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.~~

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	102 STANLEY STREET WEST MELBOURNE VIC 3003	Sold Price	\$665,000	Sold Date	27-Apr-26
 2  1  1				Distance	0.57km
	201/79 ARDEN STREET NORTH MELBOURNE VIC 3051	Sold Price	^{RS} \$675,000	Sold Date	18-May-26
 2  1  1				Distance	0.73km
	68-82 LEVESON STREET NORTH MELBOURNE VIC 3051	Sold Price	^{RS} \$650,000	Sold Date	15-Jan-26
 2  1  1				Distance	0.89km

RS = Recent sale UN = Undisclosed Sale

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