

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
501/130 Dudley Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range \$340,000 & \$360,000

Median sale price

Median price	\$358,000	Property Type	Apartment	Suburb	West Melbourne (3003)
Period - From	01/01/2025	to	31/12/2025	Source	REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
L19 1911/65 DUDLEY STREET, WEST MELBOURNE VIC 3003	\$350,000	29/07/2025
4707/639 LONSDALE STREET, MELBOURNE VIC 3000	\$358,000	08/10/2025
2009/220 SPENCER STREET, MELBOURNE VIC 3000	\$350,000	30/09/2025

This Statement of Information was prepared on: 05/01/2026