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	501/65 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

Median sale price

Median price	\$500,000	Pro	perty Type Un	it		Suburb	West Melbourne
Period - From	01/10/2024	to	30/09/2025	So	urce	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1601/65 Dudley St WEST MELBOURNE 3003	\$355,000	12/09/2025
2	310/65 Dudley St WEST MELBOURNE 3003	\$350,000	11/06/2025
3	807/65 Dudley St WEST MELBOURNE 3003	\$330,000	26/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/11/2025 16:43









Property Type: Apartment

Agent Comments

Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price**

Year ending September 2025: \$500,000

Comparable Properties

1601/65 Dudley St WEST MELBOURNE 3003 (REI)

Agent Comments

Price: \$355,000 Method: Private Sale Date: 12/09/2025

Property Type: Apartment

310/65 Dudley St WEST MELBOURNE 3003 (REI/VG)





Price: \$350,000 Method: Private Sale Date: 11/06/2025

Property Type: Apartment

Agent Comments

Agent Comments



807/65 Dudley St WEST MELBOURNE 3003 (REI/VG)



Price: \$330,000 Method: Private Sale Date: 26/05/2025

Property Type: Apartment

Account - VICPROP | P: 03 8888 1011





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