

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

516/9 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,000

Property type

House

Suburb

West Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

208/140 DUDLEY STREET WEST MELBOURNE VIC 3003	\$385,000	19-Nov-24
140-142 DUDLEY STREET WEST MELBOURNE VIC 3003	\$385,000	19-Nov-24
1308/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$420,000	18-Dec-24

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: 12 May 2025

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**208/140 DUDLEY STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price **\$385,000** Sold Date **19-Nov-24**

Distance **0.78km**



**140-142 DUDLEY STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

Sold Date **19-Nov-24**

Distance **0.78km**



**1308/393 SPENCER STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price

\$420,000 Sold Date **18-Dec-24**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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