

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

606/45 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2024

to

31 May 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

411/288 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$760,000	29-Apr-25
3606/560 LONSDALE STREET MELBOURNE VIC 3000	\$784,000	17-Feb-25
506/2 NEWQUAY PROMENADE DOCKLANDS VIC 3008	\$765,000	18-May-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: 04 June 2025



**411/288 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

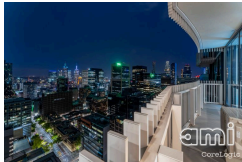
^{RS} **\$760,000**

Sold Date

29-Apr-25

Distance

0.75km



**3606/560 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$784,000

Sold Date

17-Feb-25

Distance

0.57km



**506/2 NEWQUAY PROMENADE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price

^{RS} **\$765,000**

Sold Date

18-May-25

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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