

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
803/65 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 \$520,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$450,000 Property type Unit Suburb West Melbourne
Period-from 01 Jan 2025 to 31 Dec 2025 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
405/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$500,000	26-Aug-25
709/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$541,000	22-Jul-25
2609/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$550,000	10-Jul-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: 05 January 2026



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405/65 DUDLEY STREET WEST
MELBOURNE VIC 3003

2 2 1

Sold Price

\$500,000 Sold Date **26-Aug-25**

Distance

0km



709/65 DUDLEY STREET WEST
MELBOURNE VIC 3003

2 2 1

Sold Price

\$541,000 Sold Date **22-Jul-25**

Distance

0km



2609/65 DUDLEY STREET WEST
MELBOURNE VIC 3003

2 2 1

Sold Price

\$550,000 Sold Date **10-Jul-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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