

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

912/65 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2024

to

30 Sep 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

1112/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$450,000	09-Apr-25
110/130-154 DUDLEY STREET WEST MELBOURNE VIC 3003	\$469,000	17-Jun-25
1213/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$450,000	01-Apr-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: 09 October 2025



**1112/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$450,000

Sold Date

09-Apr-25

2

1

1

Distance

0km



**110/130-154 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$469,000

Sold Date

17-Jun-25

2

1

1

Distance

0.08km



**1213/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$450,000

Sold Date

01-Apr-25

2

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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