

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
G11/ 9 Dryburgh Street, West Melbourne VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication price range
\$340,000 to \$365,000

Median sale price

Median price
\$500,000

Property type
Unit

Suburb
West Melbourne

Period - From
11/12/2024

to
11/12/2025

Source
Propertydata.com.au

Comparable property sales

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	Price	Date of sale
1 8/ 89 Roden Street, West Melbourne Vic 3003	\$360,000	30/09/2025
1 406/ 41 Batman Street, West Melbourne Vic 3003	\$347,000	20/08/2025
1 1911/ 65 Dudley Street, West Melbourne Vic 3003	\$350,000	29/07/2025

This Statement of Information was prepared on: 11th December 2025