

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

709/65 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

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

1416/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$541,000	09-Apr-25
1603/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$530,000	11-Apr-25
2411/33 ROSE LANE MELBOURNE VIC 3000	\$550,000	03-Apr-25

OR

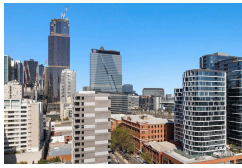
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 July 2025

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**1416/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**
 2  2  1

Sold Price

\$541,000

Sold Date

09-Apr-25

Distance

0km

**1603/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**
 2  2  1

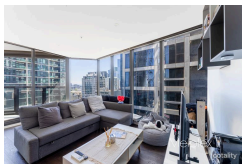
Sold Price

\$530,000

Sold Date

11-Apr-25

Distance

0km

**2411/33 ROSE LANE MELBOURNE
VIC 3000**
 2  2  1

Sold Price

\$550,000

Sold Date

03-Apr-25

Distance

0.62km
RS = Recent sale

UN = Undisclosed Sale

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