

## 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

306/118 DUDLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,500

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

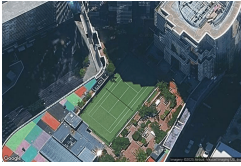
Date of sale

2203/241 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$520,000	06-Aug-24
701/93 FLEMINGTON ROAD NORTH MELBOURNE VIC 3051	\$520,000	17-Jan-24

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: 30 June 2025



**2203/241 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

 3  1  1

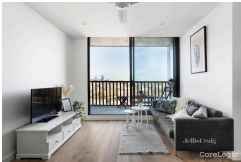
Sold Price

**\$520,000**

Sold Date **06-Aug-24**

Distance

**0.87km**



**701/93 FLEMINGTON ROAD  
NORTH MELBOURNE VIC 3051**

 3  1  1

Sold Price

Sold Date **17-Jan-24**

Distance

**1.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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