

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

405/65 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

&

\$560,000

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

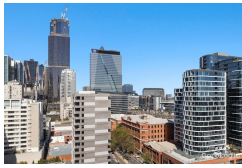
Date of sale

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
303/130-154 DUDLEY STREET WEST MELBOURNE VIC 3003	\$560,000	21-Jan-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: 10 June 2025



**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



**303/130-154 DUDLEY STREET
WEST MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$560,000

Sold Date **21-Jan-25**

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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