

## 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

209/41 DRYBURGH 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

\$460,000

&

\$480,000

### 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

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

411/41 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$465,000	07-Jun-24
406/41 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$580,000	09-Aug-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: 24 July 2025

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411/41 DRYBURGH STREET WEST  
MELBOURNE VIC 3003

Sold Price	\$465,000	Sold Date	07-Jun-24
2	1	1	
Distance			0km



406/41 DRYBURGH STREET WEST  
MELBOURNE VIC 3003

Sold Price	\$580,000	Sold Date	09-Aug-24
2	1	1	
Distance			0km

RS = Recent sale      UN = Undisclosed Sale

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