

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

606/150 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

\$530,000

&

\$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

904/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$535,000	22-Apr-25
2009/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$530,000	21-Mar-25
13/43-51 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$555,000	24-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: 25 June 2025



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**904/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$535,000** Sold Date **22-Apr-25**

Distance **0.21km**



**2009/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$530,000** Sold Date **21-Mar-25**

Distance **0.24km**



**13/43-51 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

2 1 1

Sold Price **\$555,000** Sold Date **24-Aug-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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