

## 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](https://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

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 2009/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$530,000 | 21-Mar-25 |
| 904/23 BATMAN STREET WEST MELBOURNE VIC 3003   | \$535,000 | 22-Apr-25 |
| 115/118 DUDLEY STREET WEST MELBOURNE VIC 3003  | \$540,000 | 17-Jul-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: 23 July 2025



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

2 1 1

Sold Price

**\$530,000**

Sold Date

**21-Mar-25**

Distance

**0.24km**



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

2 1 1

Sold Price

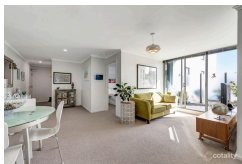
**\$535,000**

Sold Date

**22-Apr-25**

Distance

**0.21km**



**115/118 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date

**17-Jul-25**

Distance

**0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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