

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

1108/65 Dudley Street, West Melbourne Vic 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$370,000

Median sale price

Median price \$570,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 six 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
1	3/90 Bourke St MELBOURNE 3000	\$370,000	01/04/2026
2	2812/350 William St MELBOURNE 3000	\$367,000	10/03/2026
3	501/130 Dudley St WEST MELBOURNE 3003	\$350,000	10/01/2026

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 six months.~~

This Statement of Information was prepared on:

04/05/2026 15:09



Property Type: Strata Unit/Flat
Land Size: 58 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$370,000
Median Unit Price
Year ending March 2026: \$570,000

Comparable Properties



3/90 Bourke St MELBOURNE 3000 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 01/04/2026
Property Type: Apartment



2812/350 William St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$367,000
Method: Private Sale
Date: 10/03/2026
Property Type: Apartment



501/130 Dudley St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 10/01/2026
Property Type: Apartment