

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

409/41 DRYBURGH 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2025

to

30 Apr 2026

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

604/41 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$688,000	16-Mar-26
87-101 RODEN STREET WEST MELBOURNE VIC 3003	\$668,000	11-Dec-25
215/275 ABBOTSFORD STREET NORTH MELBOURNE VIC 3051	\$700,000	22-Dec-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: 29 May 2026

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**604/41 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$688,000

Sold Date

16-Mar-26

Distance

0km



**87-101 RODEN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

^{RS} **\$668,000**

Sold Date

11-Dec-25

Distance

0.57km



**215/275 ABBOTSFORD STREET
NORTH MELBOURNE VIC 3051**

 2  2  1

Sold Price

\$700,000

Sold Date

22-Dec-25

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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