

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

603/9 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

102/704 VICTORIA STREET NORTH MELBOURNE VIC 3051	\$390,000	18-Nov-25
504/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$398,000	08-Aug-25
302/8 ATKIN STREET NORTH MELBOURNE VIC 3051	\$410,000	08-Jun-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 February 2026



Ally Mooney

M 0419329508

E ally.mooney@belleproperty.com



**102/704 VICTORIA STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$390,000

Sold Date

18-Nov-25

1

1

1

Distance

0.28km



**504/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$398,000

Sold Date

08-Aug-25

1

1

-

Distance

0km



**302/8 ATKIN STREET NORTH
MELBOURNE VIC 3051**

Sold Price

\$410,000

Sold Date

08-Jun-25

1

1

-

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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