

## 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

913/65 DUDLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### 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

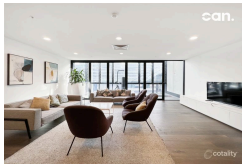
Date of sale

912/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$460,000	27-Oct-25
1613/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$452,500	21-Oct-25
2213/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$468,000	09-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: 10 February 2026

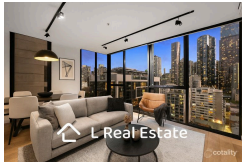


**912/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 2
  1
  1

Sold Price **\$460,000** Sold Date **27-Oct-25**

Distance **0km**



**1613/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 2
  1
  1

Sold Price **\$452,500** Sold Date **21-Oct-25**

Distance **0km**



**2213/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 2
  1
  1

Sold Price <sup>RS</sup> **\$468,000** Sold Date **09-Dec-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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