

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

803/65 DUDLEY 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

\$510,000

&

\$530,000

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

405/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$500,000	26-Aug-25
3203/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$670,000	24-Jan-26
606/45 DUDLEY STREET WEST MELBOURNE VIC 3003	\$737,000	13-Nov-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: 24 February 2026


**405/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**
 2
  2
  1

Sold Price

\$500,000

 Sold Date **26-Aug-25**

Distance

0km

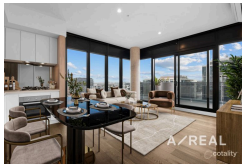
**3203/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**
 2
  2
  1

Sold Price

\$670,000

 Sold Date **24-Jan-26**

Distance

0km

**606/45 DUDLEY STREET WEST
MELBOURNE VIC 3003**
 2
  2
  1

Sold Price

\$737,000

 Sold Date **13-Nov-25**

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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