

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

803/140 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2025

to

31 Dec 2025

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

1012/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$664,000	21-Jul-25
912/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$656,000	12-Aug-25
106/94 STANLEY STREET WEST MELBOURNE VIC 3003	\$680,000	02-Sep-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: 16 January 2026



**1012/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$664,000

Sold Date

21-Jul-25

Distance

0.21km



**912/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$656,000

Sold Date

12-Aug-25

Distance

0.21km



**106/94 STANLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$680,000

Sold Date

02-Sep-25

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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