

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

802/45 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

2607/23 MACKENZIE STREET MELBOURNE VIC 3000	\$640,000	09-Mar-26
3203/220 SPENCER STREET MELBOURNE VIC 3000	\$580,000	13-Feb-26
3707/560 LONSDALE STREET MELBOURNE VIC 3000	\$610,000	31-Jan-26

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: 18 March 2026

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**2607/23 MACKENZIE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS}

\$640,000

Sold Date

09-Mar-26

Distance

1.46km



**3203/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

^{RS}

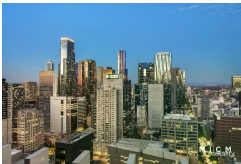
\$580,000

Sold Date

13-Feb-26

Distance

0.63km



**3707/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$610,000

Sold Date

31-Jan-26

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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