

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 216/118 Dudley Street, West Melbourne, 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$599,000.00 & \$658,000.00

Median sale price

Median price \$554,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE
 Period - From Apr 2025 to Apr 2026 Source Property Data

Comparable property sales

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 six months.

This Statement of Information was prepared on: Thursday 23rd April 2026