

## 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

712/9 DRYBURGH 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

\$570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$461,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

109/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$550,000	26-Feb-25
406/41 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$580,000	09-Aug-24
505/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$535,000	06-Feb-24

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: 07 May 2025

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**109/9 DRYBURGH STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price

**\$550,000**

Sold Date **26-Feb-25**

Distance

**0km**



**406/41 DRYBURGH STREET WEST  
MELBOURNE VIC 3003**

2 1 1

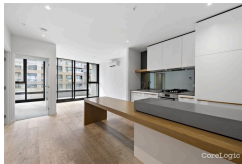
Sold Price

**\$580,000**

Sold Date **09-Aug-24**

Distance

**0.08km**



**505/9 DRYBURGH STREET WEST  
MELBOURNE VIC 3003**

2 1 1

Sold Price

**\$535,000**

Sold Date **06-Feb-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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