

## 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

2215/65 DUDLEY 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

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

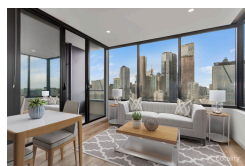
Date of sale

2802/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$405,000	21-Jan-25
130-132 DUDLEY STREET WEST MELBOURNE VIC 3003	\$553,000	07-Mar-26
113/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$430,000	25-Mar-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: 09 July 2026

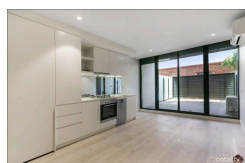


**2802/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$405,000** Sold Date **21-Jan-25**

Distance **0km**



**130-132 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$553,000** Sold Date **07-Mar-26**

Distance **0.1km**

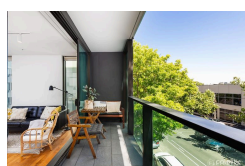


**113/121 ROSSLYN STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$430,000** Sold Date **25-Mar-25**

Distance **0.13km**



**202/121 ROSSLYN STREET WEST  
MELBOURNE VIC 3003**

 1  1  1

Sold Price **\$425,000** Sold Date **27-Jun-25**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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