

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

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| Address Including suburb and postcode | 603/35-43 Dryburgh Street West Melbourne, 3003 |
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Indicative selling price

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

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|--------------|-----------|
| Single price | \$775,000 |
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Median sale price

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|---------------|-------------|---------------|-------------|--------|-----------------|
| Median price | \$1,273,500 | Property Type | HOUSE | Suburb | NORTH MELBOURNE |
| Period - From | 07-Jan-2025 | to | 06-Jan-2026 | Source | Corelogic |

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 06-Jan-2026 at 12:12:36 PM AEDT