

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

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.

Single price	\$775,000
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Median sale price

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