

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 1504/45 Dudley Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range

\$375,000

&

\$395,000

Median sale price

Median price

\$520,000

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/08/2025

to

31/07/2026

Source

REA

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
908/408 SPENCER STREET, WEST MELBOURNE VIC 3003	\$390,000	23/03/2026
1308/408 SPENCER STREET, WEST MELBOURNE VIC 3003	\$390,000	16/07/2026
1204/639 LITTLE LONSDALE STREET, MELBOURNE VIC 3000	\$390,000	20/07/2026

This Statement of Information was prepared on: 11/08/2026