

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 315/118 Dudley Street, West Melbourne, 3003											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price		0	or range between \$640,000.00			&	\$700,00	0.00			
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Median sale price											
Median price \$510,000.00 P			Prope	operty type Unit/Apartment, Car Park				WEST MELBOURNE			
Period - Sep 2024 From			to	to Sep 2025				Source	Property Data		
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.											
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This Statement of						of Information was prepared on: Tu			uesday 16th September 2025		

