

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

117/9 DRYBURGH STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

517/9 DRYBURGH STREET WEST MELBOURNE VIC 3003	\$370,000	25-Oct-24
208/5 STAWELL STREET WEST MELBOURNE VIC 3003	\$317,000	06-Feb-25
135-137 RODEN STREET WEST MELBOURNE VIC 3003	\$340,000	21-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: 27 March 2025



**517/9 DRYBURGH STREET WEST
MELBOURNE VIC 3003**

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Sold Price **\$370,000** Sold Date **25-Oct-24**

Distance **0km**



**208/5 STAWELL STREET WEST
MELBOURNE VIC 3003**

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Sold Price ^{RS} **\$317,000** Sold Date **06-Feb-25**

Distance **0.08km**



**135-137 RODEN STREET WEST
MELBOURNE VIC 3003**

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Sold Price ^{RS} **\$340,000** Sold Date **21-Mar-25**

Distance **0.49km**



**206/135-137 RODEN STREET WEST
MELBOURNE VIC 3003**

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Sold Price **\$318,000** Sold Date **27-Jan-25**

Distance **0.49km**



**311/102 STANLEY STREET WEST
MELBOURNE VIC 3003**

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Sold Price **\$465,000** Sold Date **18-Oct-24**

Distance **0.57km**



**4/89 RODEN STREET WEST
MELBOURNE VIC 3003**

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Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **11-Dec-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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**405/89 RODEN STREET WEST
MELBOURNE VIC 3003**

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Sold Price

\$390,000

Sold Date

12-Dec-24

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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