

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 5/121 ROSSLYN 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)

Range Between \$580,000 And \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$481,000 *Unit/House x Suburb West Melbourne

Period - From 01/01/25 to 31/03/25 Source Pricefinder

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 six 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
1006/408 SPENCER ST, WEST MELBOURNE, VIC 3003	\$570,000	04/03/2025
504/5 WOMINJEKA WALK, WEST MELBOURNE, VIC 3003	\$601,500	23/04/2025
201/89 RODEN STREET ST, WEST MELBOURNE, VIC 3003	\$605,000	28/03/2025

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 six months.~~

This Statement of Information was prepared on: 30/06/2025