

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

503/105 Rosslyn Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$530,000 Property Type Unit Suburb West Melbourne

Period - From 01/04/2025 to 30/06/2025 Source REIV

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
1	503/89 Roden St WEST MELBOURNE 3003	\$628,000	13/06/2025
2	25/28 Jeffcott St WEST MELBOURNE 3003	\$608,000	23/04/2025
3	1006/408 Spencer St WEST MELBOURNE 3003	\$570,000	19/03/2025

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:

10/07/2025 11:25

Lucas Mills

0410037682

0410037682

lucas.mills@lucasmills.com.au



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Property Type: Apartment**Agent Comments**

Beyond the elegant facade of West Melbourne's iconic Felton & Grimwade building, this near-new F & G apartment combines generous dimensions, high-end features and vivid views to provide a truly remarkable inner-city lifestyle opportunity.

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

June quarter 2025: \$530,000

Comparable Properties

**503/89 Roden St WEST MELBOURNE 3003 (REI)**

2
 1
 1

Price: \$628,000**Method:** Private Sale**Date:** 13/06/2025**Property Type:** Apartment**Agent Comments**

Apartment offering the same accommodation, similar location.

**25/28 Jeffcott St WEST MELBOURNE 3003 (REI/VG)**

2
 1
 1

Price: \$608,000**Method:** Private Sale**Date:** 23/04/2025**Property Type:** Apartment**Agent Comments**

Apartment offering the same accommodation, older style apartment however renovated internally.

**1006/408 Spencer St WEST MELBOURNE 3003 (REI/VG)**

2
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Price: \$570,000**Method:** Private Sale**Date:** 19/03/2025**Property Type:** Apartment**Agent Comments**

Apartment in similar location, offering one extra bathroom however in a much larger complex.

Account - Lucas Mills Real Estate