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 betweer	\$580,000		&		\$630,000					
Median sale p	rice									
Median price	\$530,000	Pro	operty Type	Unit			Suburb	West Melbourne		
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Add	dress 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

Lucas Mills





Property Type: Apartment Agent Comments

503/89 Roden St WEST MELBOURNE 3003 (REI)

1

0410037682 0410037682 lucas.mills@lucasmills.com.au

Indicative Selling Price \$580,000 - \$630,000 **Median Unit Price** June quarter 2025: \$530,000

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.

Comparable Properties



Property Type: Apartment 25/28 Jeffcott St WEST MELBOURNE 3003 (REI/VG)

> 2 1



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

2

Price: \$628,000 Method: Private Sale Date: 13/06/2025

Agent Comments

Apartment offering the same accomodation, similar location.

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

2



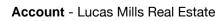
Price: \$570,000 Method: Private Sale Date: 19/03/2025 Property Type: Apartment Agent Comments

Agent Comments

Apartment offering the same

accomodation, older style apartment however renovated internally.

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





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