

# 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

505/55 Jeffcott Street, West Melbourne Vic 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$399,000

&

\$429,000

### Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

West Melbourne

Period - From

02/08/2023

to

01/08/2024

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	203/58 Jeffcott St WEST MELBOURNE 3003	\$435,000	16/07/2024
2	203/58 Jeffcott St WEST MELBOURNE 3003	\$435,000	16/07/2024
3	1001/58 Jeffcott St WEST MELBOURNE 3003	\$437,000	16/03/2024

**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:

02/08/2024 13:29



1 Bed 1 Bath 1 Car

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$399,000 - \$429,000  
Median Unit Price  
02/08/2023 - 01/08/2024: \$580,000

Comparable Properties



203/58 Jeffcott St WEST MELBOURNE 3003 (REI) Agent Comments

1 Bed 1 Bath 1 Car

Price: \$435,000  
Method: Private Sale  
Date: 16/07/2024  
Property Type: Unit



203/58 Jeffcott St WEST MELBOURNE 3003 (REI) Agent Comments

1 Bed 1 Bath 1 Car

Price: \$435,000  
Method: Private Sale  
Date: 16/07/2024  
Property Type: Unit



1001/58 Jeffcott St WEST MELBOURNE 3003 (REI/VG) Agent Comments

1 Bed 1 Bath 1 Car

Price: \$437,000  
Method: Private Sale  
Date: 16/03/2024  
Property Type: Apartment