

## 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

121/121 ROSSLYN STREET WEST MELBOURNE VIC 3003

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Feb 2024

to

31 Jan 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

506/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$558,800	05-Oct-24
2311/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$580,000	01-Nov-24
101/618 LONSDALE STREET MELBOURNE VIC 3000	\$575,000	25-Nov-24

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: 05 February 2025



**506/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

2 2 1

Sold Price

**\$558,800**

Sold Date **05-Oct-24**

Distance

**0.3km**



**2311/601 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price

**\$580,000**

Sold Date **01-Nov-24**

Distance

**0.6km**



**101/618 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price

<sup>RS</sup> **\$575,000** <sup>UN</sup>

Sold Date **25-Nov-24**

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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