

# 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 26/50 Rosslyn 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)

Price Range

\$350,000

&

\$385,000

### Median sale price

Median price

\$461,500

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/05/2024

to

30/04/2025

Source

Corelogc

### Comparable property sales

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
22/50 ROSSLYN STREET, WEST MELBOURNE VIC 3003	\$400,000	30/11/2024
703/6 LEICESTER STREET, CARLTON VIC 3053	\$380,000	25/01/2025
2407/80 ABECKETT STREET, MELBOURNE VIC 3000	\$380,000	08/04/2025

This Statement of Information was prepared on: 21/05/2025