

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

412/58 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$510,000 Property Type Unit Suburb West Melbourne

Period - From 06/08/2024 to 05/08/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

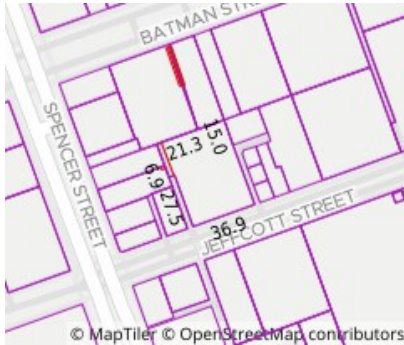
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	204/25 Byron St NORTH MELBOURNE 3051	\$425,000	26/07/2025
2	2409/135 Abeckett St MELBOURNE 3000	\$445,000	28/06/2025
3	407/58 Jeffcott St WEST MELBOURNE 3003	\$435,000	30/04/2025

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: 06/08/2025 10:28



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$425,000 - \$450,000

Median Unit Price

06/08/2024 - 05/08/2025: \$510,000

Comparable Properties



204/25 Byron St NORTH MELBOURNE 3051 (REI)

Agent Comments

1 1 1

Price: \$425,000

Method: Private Sale

Date: 26/07/2025

Property Type: Apartment



2409/135 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

1 1 1

Price: \$445,000

Method: Private Sale

Date: 28/06/2025

Property Type: Apartment



407/58 Jeffcott St WEST MELBOURNE 3003 (REI/VG)

Agent Comments

1 1 1

Price: \$435,000

Method: Private Sale

Date: 30/04/2025

Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942