

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

910/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

505/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$630,000	21-Jun-25
2411/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$610,000	04-Jun-25
73/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$780,000	22-Jul-25

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: 18 November 2025



**505/393 SPENCER STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$630,000

Sold Date

21-Jun-25

Distance

0.15km



**2411/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price

\$610,000

Sold Date

04-Jun-25

Distance

0.32km



**73/33 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$780,000

Sold Date

22-Jul-25

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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