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	5/43 ROSSLYN 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	West Melbourne
Period-from	01 Sep 2024	to	31 Aug 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
102/7 HOWARD STREET WEST MELBOURNE VIC 3003	$825,000	05-Oct-24
2/30 DUDLEY STREET WEST MELBOURNE VIC 3003	$817,500	20-Mar-25
13/220 ELGIN STREET CARLTON VIC 3053	$813,000	26-Oct-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: 09 September 2025

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102/7 HOWARD STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$825,000** Sold Date **05-Oct-24**

Distance **0.09km**



2/30 DUDLEY STREET WEST MELBOURNE VIC 3003

2 1 1

Sold Price **$817,500** Sold Date **20-Mar-25**

Distance **0.12km**



13/220 ELGIN STREET CARLTON VIC 3053

2 1 1

Sold Price **$813,000** Sold Date **26-Oct-24**

Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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