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	73/33 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$461,500	Property type	Unit	Suburb	West Melbourne
Period-from	01 May 2024	to	30 Apr 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
613/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$765,000	13-Dec-24
41/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$775,000	01-Jul-24
806/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$800,000	12-Aug-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: 21 May 2025

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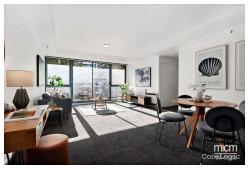


613/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

3 2 1

Sold Price **$765,000** Sold Date **13-Dec-24**

Distance **0.12km**



41/33 JEFFCOTT STREET WEST MELBOURNE VIC 3003

3 2 1

Sold Price **$775,000** Sold Date **01-Jul-24**

Distance **0km**



806/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

3 2 1

Sold Price **$800,000** Sold Date **12-Aug-24**

Distance **0.12km**

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

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