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	32/43 Jeffcott Street, West Melbourne Vic 3003

Indicative selling price

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

Range between $775,000 & $850,000

Median sale price

Median price $486,500 Property Type Unit Suburb West Melbourne

Period - From 01/04/2024 to 31/03/2025 Source REIV

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.

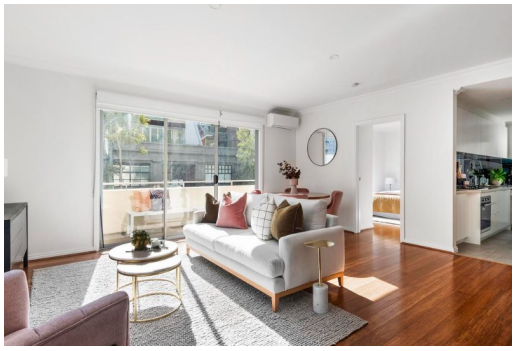
	Address of comparable property	Price	Date of sale
1	4911/560 Lonsdale St MELBOURNE 3000	$815,000	15/05/2025
2	408/288 Adderley St WEST MELBOURNE 3003	$760,000	02/04/2025
3	1201/8 Marmion Pl DOCKLANDS 3008	$840,000	11/03/2025

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: 19/06/2025 09:43

32/43 Jeffcott Street, West Melbourne Vic 3003



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$775,000 - $850,000
Median Unit Price
Year ending March 2025: $486,500

Comparable Properties



4911/560 Lonsdale St MELBOURNE 3000 (REI)

2 2 1

Price: $815,000
Method: Private Sale
Date: 15/05/2025
Property Type: Apartment

Agent Comments



408/288 Adderley St WEST MELBOURNE 3003 (REI)

2 2 1

Price: $760,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment

Agent Comments



1201/8 Marmion Pl DOCKLANDS 3008 (REI)

2 2 1

Price: $840,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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