

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

204/58 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Sep 2025

to

31 Aug 2026

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

811/41 BATMAN STREET WEST MELBOURNE VIC 3003	\$430,000	31-Jul-26
913/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$450,000	30-Mar-26
1101/639 LONSDALE STREET MELBOURNE VIC 3000	\$420,000	10-Apr-26

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: 30 September 2026


**811/41 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2
  1
  1

Sold Price **\$430,000** Sold Date **31-Jul-26**

Distance **0.07km**


**913/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2
  1
  1

Sold Price **\$450,000** Sold Date **30-Mar-26**

Distance **0.17km**


**1101/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$420,000** Sold Date **10-Apr-26**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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