

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

520/121 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

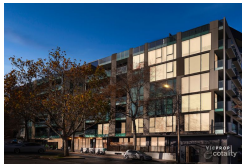
Date of sale

121/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$555,588	28-Feb-25
109/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$570,000	24-May-26
204/105 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$560,000	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: 21 July 2026



**121/121 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$555,588

Sold Date **28-Feb-25**

Distance

0km



**109/150 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 3  2  1

Sold Price

\$570,000

Sold Date **24-May-26**

Distance

0.06km



**204/105 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

 2  -  -

Sold Price

\$560,000

Sold Date **10-Apr-26**

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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