

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

204/105 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

\$570,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

West Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

503/105 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$627,000	15-Aug-25
103/162-174 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$530,000	06-Nov-25
801/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$550,000	18-Sep-25

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: 12 February 2026

Team 477

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**503/105 ROSSLYN STREET WEST
MELBOURNE VIC 3003**

Sold Price

^{RS}

\$627,000

Sold Date

15-Aug-25

2 1 1

Distance

0km



**103/162-174 ROSSLYN STREET
WEST MELBOURNE VIC 3003**

Sold Price

\$530,000

Sold Date

06-Nov-25

2 1 1

Distance

0.19km



**801/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$550,000

Sold Date

18-Sep-25

2 1 1

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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