

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: 412/121 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 \$500,000 & \$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price: \$450,000 Property type: Unit Suburb: West Melbourne
 Period-from: 01 Jan 2025 to 31 Dec 2025 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
115/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$540,000	07-Jul-25
306/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$525,000	05-Aug-25
306A/118 DUDLEY STREET WEST MELBOURNE VIC 3003	\$525,000	05-Aug-25

OR

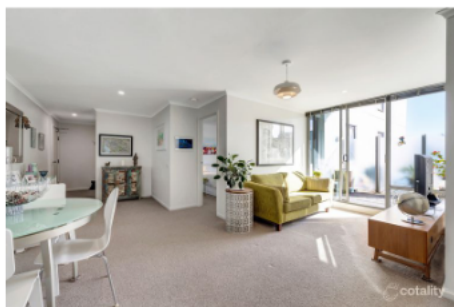
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months:


This Statement of Information was prepared on: 08 January 2026


consumer.vic.gov.au



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115/118 DUDLEY STREET WEST MELBOURNE VIC 3003
 Sold Price: **\$540,000** Sold Date: **07-Jul-25**
 Distance: **0.06km**
 2 beds, 1 bath, 1 car
- 

306/118 DUDLEY STREET WEST MELBOURNE VIC 3003
 Sold Price: **\$525,000** Sold Date: **05-Aug-25**
 Distance: **0.06km**
 2 beds, 1 bath, 0 car
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306A/118 DUDLEY STREET WEST MELBOURNE VIC 3003
 Sold Price: [] Sold Date: **05-Aug-25**
 Distance: **0.06km**
 2 beds, 1 bath, 1 car

RS = Recent sale UN = Undisclosed Sale

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