

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

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

518/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$710,000	07-Aug-24
605/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$650,000	14-Jan-22
121/121 ROSSLYN STREET WEST MELBOURNE VIC 3003	\$555,588	28-Feb-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: 23 February 2026

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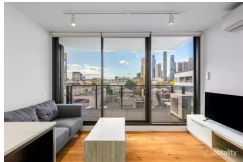


**518/121 ROSSLYN STREET WEST  
 MELBOURNE VIC 3003**

 2  2  1

Sold Price **\$710,000** Sold Date **07-Aug-24**

Distance **0km**

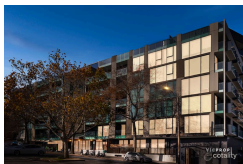


**605/121 ROSSLYN STREET WEST  
 MELBOURNE VIC 3003**

 2  2  2

Sold Price **\$650,000** Sold Date **14-Jan-22**

Distance **0km**



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

 2  2  1

Sold Price **\$555,588** Sold Date **28-Feb-25**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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