

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

101/33 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2025

to

28 Feb 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

1202/38 ROSE LANE MELBOURNE VIC 3000	\$775,000	28-Jan-26
3607/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$790,000	13-Feb-26
102/22 KAVANAGH STREET SOUTHBANK VIC 3006	\$810,000	05-Jan-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: 10 March 2026