

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 16/50 Rosslyn Street, West Melbourne, 3003

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$365,000.00 & \$400,000.00

**Median sale price**

Median price \$640,000.00 Property type Unit/Apartment Suburb WEST MELBOURNE  
 Period - From Jan 2026 to Mar 2026 Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
405/41 Batman St WEST MELBOURNE 3003	\$397,000.00	23/03/2026
8/50 Rosslyn St WEST MELBOURNE 3003	\$375,000.00	18/11/2025
701/263 Franklin St MELBOURNE 3000	\$388,000.00	7/11/2025

This Statement of Information was prepared on: Tuesday 28th April 2026