

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

1314/58 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

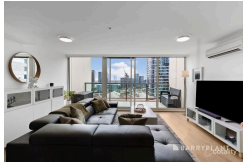
Date of sale

1301/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	\$780,000	13-Mar-26
1509/3 AQUITANIA WAY DOCKLANDS VIC 3008	\$875,000	17-Dec-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: 06 April 2026



**1301/58 JEFFCOTT STREET WEST
MELBOURNE VIC 3003**

Sold Price

^{RS}

\$780,000

Sold Date

13-Mar-26

 2  2  -

Distance

0km



**1509/3 AQUITANIA WAY
DOCKLANDS VIC 3008**

Sold Price

\$875,000

Sold Date

17-Dec-25

 3  2  -

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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