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	1012/58 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	$330,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	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
302/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$453,000	10-Dec-25
312/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$450,000	06-Nov-25
808/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003	$440,000	14-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: 09 April 2026

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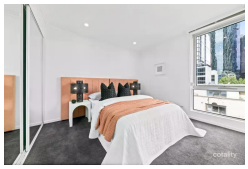
302/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$453,000** Sold Date **10-Dec-25**

Distance **0km**



312/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$450,000** Sold Date **06-Nov-25**

Distance **0km**

808/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$440,000** Sold Date **14-Jan-26**

Distance **0km**

907/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **$450,000** Sold Date **20-Feb-26**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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