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<br>Including suburb and postcode | 3/28-32 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 | $660,000 | & | $690,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $480,000 | Property type | Unit | Suburb | West Melbourne |
| Period-from | 01 Aug 2025 | to | 31 Jul 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 | 16-Mar-26 |
| 15/43-51 JEFFCOTT STREET WEST MELBOURNE VIC 3003 | $661,800 | 03-Feb-26 |
| 155/480 LA TROBE STREET WEST MELBOURNE VIC 3003 | $705,000 | 06-Mar-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: 03 August 2026

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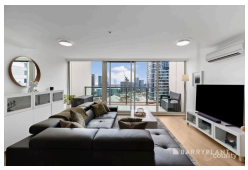

**1301/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003**

2 2 1

Sold Price **$780,000** Sold Date **16-Mar-26**

Distance **0.1km**

**15/43-51 JEFFCOTT STREET WEST MELBOURNE VIC 3003**

2 1 1

Sold Price **$661,800** Sold Date **03-Feb-26**

Distance **0.11km**

**155/480 LA TROBE STREET WEST MELBOURNE VIC 3003**

2 1 1

Sold Price **$705,000** Sold Date **06-Mar-26**

Distance **0.09km**

**1314/58 JEFFCOTT STREET WEST MELBOURNE VIC 3003**

2 2 1

Sold Price **$853,000** Sold Date **16-May-26**

Distance **0.1km**

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

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