

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 312/121 Rosslyn Street, West Melbourne, VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$508,000

&

\$530,000

Median sale price

Median price

\$522,500

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/05/2025

to

30/04/2026

Source

REA

Comparable property sales

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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
412/121 ROSSLYN STREET, WEST MELBOURNE VIC 3003	\$508,000	24/02/2026
22/520 VICTORIA STREET, NORTH MELBOURNE VIC 3051	\$530,000	16/03/2026
3513/618 LONSDALE STREET, MELBOURNE VIC 3000	\$510,000	13/04/2026

This Statement of Information was prepared on: 19/05/2026