

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

1106/392 SPENCER 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

2001/288 SPENCER STREET MELBOURNE VIC 3000	\$350,000	13-Apr-25
1906/280 SPENCER STREET MELBOURNE VIC 3000	\$319,990	30-Jun-25
206/135-137 RODEN STREET WEST MELBOURNE VIC 3003	\$318,000	27-Jan-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: 02 July 2025



2001/288 SPENCER STREET MELBOURNE VIC 3000

1 1 1

Sold Price **\$350,000** Sold Date **13-Apr-25**

Distance **0.28km**



1906/280 SPENCER STREET MELBOURNE VIC 3000

1 1 1

Sold Price ^{RS} **\$319,990** Sold Date **30-Jun-25**

Distance **0.31km**



206/135-137 RODEN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price **\$318,000** Sold Date **27-Jan-25**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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