

## 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

902/429 SPENCER STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$339,000

&

\$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2024

to

31 May 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

501/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$340,000	28-Apr-25
2111/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$350,000	09-Apr-25
202/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$318,000	15-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: 16 June 2025



**501/393 SPENCER STREET WEST  
MELBOURNE VIC 3003**

 1  1  -

Sold Price

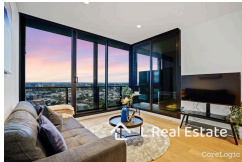
**\$340,000**

Sold Date

**28-Apr-25**

Distance

**0.12km**



**2111/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 1  1  -

Sold Price

<sup>RS</sup> **\$350,000**

Sold Date

**09-Apr-25**

Distance

**0.07km**



**202/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

 1  1  -

Sold Price

**\$318,000**

Sold Date

**15-Jan-25**

Distance

**0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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