

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

3105b/250 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$500,000 & \$535,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Melbourne

Period - From 08/01/2024 to 07/01/2025 Source Property Data

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 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
1	5314/160 Victoria St CARLTON 3053	\$510,000	17/09/2024
2	5609/648 Lonsdale St MELBOURNE 3000	\$520,000	16/09/2024
3	503/318 Little Bourke St MELBOURNE 3000	\$512,000	14/08/2024

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 six months.~~

This Statement of Information was prepared on:

08/01/2025 15:10



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$535,000
Median Unit Price
08/01/2024 - 07/01/2025: \$560,000

Comparable Properties



5314/160 Victoria St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 17/09/2024
Property Type: Apartment
Land Size: 51.55 sqm approx



5609/648 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 16/09/2024
Property Type: Apartment



503/318 Little Bourke St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$512,000
Method: Private Sale
Date: 14/08/2024
Property Type: Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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