

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

2608/138 SPENCER STREET MELBOURNE VIC 3000

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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2024

to

28 Feb 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

600/668 BOURKE STREET MELBOURNE VIC 3000	\$657,000	17-Oct-24
1413/639 LONSDALE STREET MELBOURNE VIC 3000	\$638,000	29-Nov-24
2407/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$639,000	07-Nov-24

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: 31 March 2025

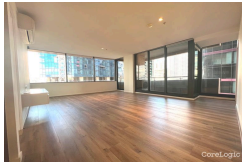


**600/668 BOURKE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$657,000** Sold Date **17-Oct-24**

Distance **0.13km**



**1413/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$638,000** Sold Date **29-Nov-24**

Distance **0.22km**



**2407/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$639,000** Sold Date **07-Nov-24**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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