

# 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

1606/270 King Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median sale price

Median price \$545,000 Property Type Unit Suburb Melbourne

Period - From 03/03/2024 to 02/03/2025 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	3002/288 Spencer St MELBOURNE 3000	\$510,000	12/02/2025
2	3102/200 Spencer St MELBOURNE 3000	\$500,000	22/11/2024
3	811/620 Collins St MELBOURNE 3000	\$480,000	14/11/2024

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:

03/03/2025 11:58



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$470,000 - \$510,000  
**Median Unit Price**  
03/03/2024 - 02/03/2025: \$545,000

## Comparable Properties



**3002/288 Spencer St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 12/02/2025  
**Property Type:** Apartment



**3102/200 Spencer St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 22/11/2024  
**Property Type:** Apartment



**811/620 Collins St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 14/11/2024  
**Rooms:** 3  
**Property Type:** Unit

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