

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

1101/138 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Melbourne

Period - From 01/04/2026

to

30/06/2026

Source REIV

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.

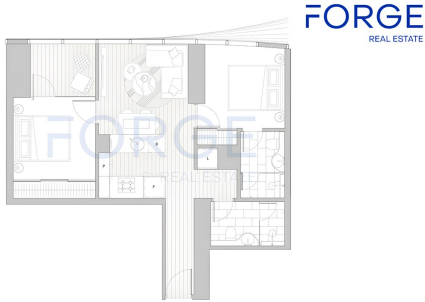
	Address of comparable property	Price	Date of sale
1	3309/260 Spencer St MELBOURNE 3000	\$610,000	29/05/2026
2	2006/138 Spencer St MELBOURNE 3000	\$635,000	28/04/2026
3	6304/138 Spencer St MELBOURNE 3000	\$650,200	28/04/2026

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:

03/08/2026 15:13


FORGE
REAL ESTATE

2 2

Property Type: Strata Unit/Flat
Agent Comments
Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2026: \$470,000

Comparable Properties

**3309/260 Spencer St MELBOURNE 3000 (REI/VG)****Agent Comments**

2 2 -

Price: \$610,000**Method:** Private Sale**Date:** 29/05/2026**Property Type:** Apartment**2006/138 Spencer St MELBOURNE 3000 (VG)****Agent Comments**

2 - -

Price: \$635,000**Method:** Sale**Date:** 28/04/2026**Property Type:** Flat/Unit/Apartment (Res)**6304/138 Spencer St MELBOURNE 3000 (VG)****Agent Comments**

2 - -

Price: \$650,200**Method:** Sale**Date:** 28/04/2026**Property Type:** Flat/Unit/Apartment (Res)
Account - Brady Residential | P: 03 9603 1400 | F: 03 9602 2733