

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

1106/392 SPENCER STREET WEST MELBOURNE VIC 3003

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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

1001/270 KING STREET MELBOURNE VIC 3000	\$305,000	07-Sep-25
1403/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$293,000	11-Jul-25
1208/53 BATMAN STREET WEST MELBOURNE VIC 3003	\$271,500	22-Sep-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: 23 October 2025



1001/270 KING STREET MELBOURNE VIC 3000

1 1 1

Sold Price **\$305,000** Sold Date **07-Sep-25**

Distance **0.44km**



1403/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 1

Sold Price **\$293,000** Sold Date **11-Jul-25**

Distance **0.45km**



1208/53 BATMAN STREET WEST MELBOURNE VIC 3003

1 1 1

Sold Price ^{RS} **\$271,500** Sold Date **22-Sep-25**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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