

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

1203/393 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

\$430,000

&

\$470,000

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

1308/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$420,000	18-Dec-24
1301/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$495,000	27-Jul-24
1414/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$405,000	03-Jun-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.~~

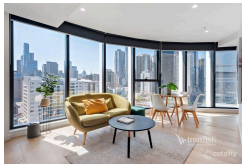
This Statement of Information was prepared on: 07 October 2025

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**1308/393 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$420,000

Sold Date

18-Dec-24

1

1

1

Distance

0km



**1301/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$495,000

Sold Date

27-Jul-24

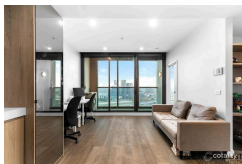
1

1

1

Distance

0km



**1414/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$405,000

Sold Date

03-Jun-24

1

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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