

# 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

1209/220 Spencer 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) (\*Delete single price or range as applicable)

Range between

\$350,000

&

\$380,000

### Median sale price

Median price

\$447,000

Property type

Unit

Suburb

Melbourne

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### Comparable property sales

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. 3814/220 Spencer Street Melbourne VIC 3000	\$355,000	02/04/2025
2. 2616/220 Spencer Street Melbourne VIC 3000	\$361,000	21/03/2025
3. 4212/220 Spencer Street Melbourne VIC 3000	\$380,000	28/10/2024

This Statement of Information was prepared on:

18/04/2025