

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

1307/220 SPENCER STREET MELBOURNE VIC 3000

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

\$260,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

4407/220 SPENCER STREET MELBOURNE VIC 3000	\$272,000	11-Mar-25
906/220 SPENCER STREET MELBOURNE VIC 3000	\$257,000	18-May-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: 01 September 2025



**4407/220 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$272,000** Sold Date **11-Mar-25**

Distance **0km**



**906/220 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$257,000** Sold Date **18-May-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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