

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

1609/200 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$495,000

Property Type Unit

Suburb Melbourne

Period - From 12/08/2025

to 11/08/2026

Source Property Data

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	4516/220 Spencer St MELBOURNE 3000	\$388,000	04/07/2026
2	3804/200 Spencer St MELBOURNE 3000	\$395,000	28/05/2026
3	1709/200 Spencer St MELBOURNE 3000	\$365,000	20/04/2026

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:

12/08/2026 07:12



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

12/08/2025 - 11/08/2026: \$495,000

Comparable Properties



4516/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments

 1  1  -

Price: \$388,000

Method: Private Sale

Date: 04/07/2026

Property Type: Apartment



3804/200 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

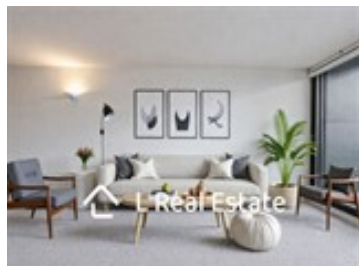
 1  1  1

Price: \$395,000

Method: Private Sale

Date: 28/05/2026

Property Type: Apartment



1709/200 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

 1  1  1

Price: \$365,000

Method: Private Sale

Date: 20/04/2026

Property Type: Apartment