

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

1712/200 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

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

1611/200 SPENCER STREET MELBOURNE VIC 3000	\$370,000	13-Jun-25
1713/200 SPENCER STREET MELBOURNE VIC 3000	\$380,000	05-Nov-24
2303/200 SPENCER STREET MELBOURNE VIC 3000	\$390,000	27-Jun-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: 02 October 2025



**1611/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$370,000** Sold Date **13-Jun-25**

Distance **0km**

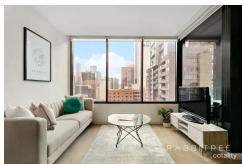


**1713/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$380,000** Sold Date **05-Nov-24**

Distance **0km**



**2303/200 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$390,000** Sold Date **27-Jun-25**

Distance **0km**

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

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