

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

1802/260 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,999

Property type

Other

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 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

5007/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$541,700	07-Oct-24
3807/260 SPENCER STREET MELBOURNE VIC 3000	\$590,600	23-Sep-24
1306C/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$430,000	03-Apr-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: 26 July 2025



5007/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$541,700** Sold Date **07-Oct-24**

Distance **0km**



3807/260 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price **\$590,600** Sold Date **23-Sep-24**

Distance **0km**



1306C/633 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price ^{RS} **\$430,000** Sold Date **03-Apr-25**

Distance **0km**

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

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