

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

1810/260 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

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

2113/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$630,000	21-Aug-25
2204/560 LONSDALE STREET MELBOURNE VIC 3000	\$640,000	04-Aug-25
3009/350 WILLIAM STREET MELBOURNE VIC 3000	\$610,000	21-Jul-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: 22 October 2025



2113/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price

^{RS}

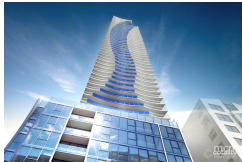
\$630,000

Sold Date

21-Aug-25

Distance

0km



2204/560 LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price

\$640,000

Sold Date

04-Aug-25

Distance

0.24km



3009/350 WILLIAM STREET MELBOURNE VIC 3000

2 2 -

Sold Price

\$610,000

Sold Date

21-Jul-25

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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