Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е							
Address Including suburb and postcode	1902/408 SPENCER STREET WEST MELBOURNE VIC 3003							
Indicative selling price For the meaning of this price	e see consumer.vio	c.gov.a	u/underquoti	ng (*[Delete single price	e or range	as applicable)	
Single Price			or range between		\$749,000	&	\$779,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$1,370,000	Property type			Other	Suburb	West Melbourne	
Period-from	01 Oct 2024	to	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 f estate agent or agent's representative considers to be most comparable to Address of comparable property					o roperty for sale i			
OR								

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: 23 October 2025



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