

## 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

2101/220 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$405,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

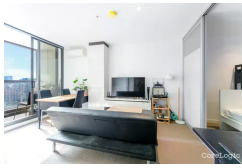
Date of sale

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 2208/639 LONSDALE STREET MELBOURNE VIC 3000 | \$405,000 | 23-Apr-25 |
| 609/639 LONSDALE STREET MELBOURNE VIC 3000  | \$415,000 | 20-Dec-24 |
| 2708/639 LONSDALE STREET MELBOURNE VIC 3000 | \$430,000 | 01-Mar-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: 10 July 2025



**2208/639 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$405,000** Sold Date **23-Apr-25**

Distance **0km**



**609/639 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$415,000** Sold Date **20-Dec-24**

Distance **0km**



**2708/639 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price <sup>RS</sup> **\$430,000** Sold Date **01-Mar-25**

Distance **0km**

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

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