

## 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

2303/200 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

\$380,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 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

|  |           |           |
|--|-----------|-----------|
| 1005/135 CITY ROAD SOUTHBANK VIC 3006                      | \$415,000 | 14-Apr-25 |
| 2802/65 DUDLEY STREET WEST MELBOURNE VIC 3003              | \$405,000 | 21-Jan-25 |
| LEVEL 2-4/400-404 LITTLE COLLINS STREET MELBOURNE VIC 3000 | \$387,500 | 10-Feb-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: 29 May 2025



**1005/135 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

<sup>RS</sup>

**\$415,000**

Sold Date

**14-Apr-25**



1



1



1

Distance

**1.21km**



**2802/65 DUDLEY STREET WEST  
MELBOURNE VIC 3003**

Sold Price

**\$405,000**

Sold Date

**21-Jan-25**



1



1



1

Distance

**0.71km**



**LEVEL 2-4/400-404 LITTLE  
COLLINS STREET MELBOURNE VIC  
3000**

Sold Price

**\$387,500**

Sold Date

**10-Feb-25**



1



1



1

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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