

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	2611/220 Spencer Street, Melbourne, VIC 3000
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range	\$630,000	&	\$650,000
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Median sale price

Median price	\$470,000	Property Type	House	Suburb	Melbourne (3000)
Period - From	28/04/2025	to	28/10/2025	Source	REIV

Comparable property sales

A                    These are the three properties sold within two kilometres of the property for sale in the last six 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
3711/220 SPENCER STREET, MELBOURNE VIC 3000	\$645,500	01/09/2025
3403/220 SPENCER STREET, MELBOURNE VIC 3000	\$630,800	15/08/2025
3911/220 SPENCER STREET, MELBOURNE VIC 3000	\$648,000	19/07/2025

This Statement of Information was prepared on: 28/10/2025