

## 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

2711A/260 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

\$680,000

&

\$730,000

### 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

4904/560 LONSDALE STREET MELBOURNE VIC 3000	\$700,000	31-Jan-25
801/620 COLLINS STREET MELBOURNE VIC 3000	\$730,000	26-Nov-24
2702/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$710,000	04-Dec-24

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.~~

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**4904/560 LONSDALE STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$700,000** Sold Date **31-Jan-25**

Distance **0.31km**



**801/620 COLLINS STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$730,000** Sold Date **26-Nov-24**

Distance **0.49km**



**2702/100 HARBOUR ESPLANADE  
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$710,000** Sold Date **04-Dec-24**

Distance **0.6km**

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

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