

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
3203/220 Spencer Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$540,000.00 & \$580,000.00

Median sale price

Median price	<input type="text"/> \$470,000.00	Property type	<input type="text"/> Unit/Apartment	Suburb	<input type="text"/> MELBOURNE
Period - From	<input type="text"/> Jul 2025	to	<input type="text"/> Sep 2025	Source	<input type="text"/> REIV

Comparable property sales

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
402/220 Spencer St MELBOURNE 3000	\$565,000.00	22/08/2025
1411/560 Lonsdale St MELBOURNE 3000	\$575,000.00	8/07/2025
4006/38 Rose La MELBOURNE 3000	\$575,000.00	5/07/2025

This Statement of Information was prepared on: Tuesday 09th December 2025