

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

3511/220 SPENCER STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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

2611/220 SPENCER STREET MELBOURNE VIC 3000	\$640,000	03-Mar-26
3811/220 SPENCER STREET MELBOURNE VIC 3000	\$650,000	26-Jun-26
3412/639 LONSDALE STREET MELBOURNE VIC 3000	\$640,000	26-Mar-26

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: 12 August 2026



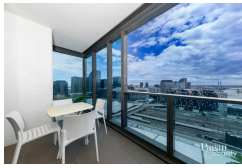
New Aumeca Group

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**2611/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$640,000** Sold Date **03-Mar-26**

Distance **0km**



**3811/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$650,000** Sold Date **26-Jun-26**

Distance **0km**



**3412/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$640,000** Sold Date **26-Mar-26**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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