

## 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

3607/200 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2024

to

31 Jul 2025

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

608/668 BOURKE STREET MELBOURNE VIC 3000

\$610,000

17-Apr-25

2513/639 LONSDALE STREET MELBOURNE VIC 3000

\$642,000

07-Mar-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: 04 August 2025



**608/668 BOURKE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$610,000** Sold Date **17-Apr-25**

Distance **0.07km**



**2513/639 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$642,000** Sold Date **07-Mar-25**

Distance **0.1km**

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

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