

## 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 3711/220 Spencer Street, Melbourne, 3000

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price  or range between  &

**Median sale price**

Median price  Property type  Suburb   
 Period  -  to  Source   
 From

**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
3911/220 SPENCER STREET MELBOURNE VIC 3000	\$648,000.00	28/07/2025
1802/618 LONSDALE STREET MELBOURNE VIC 3000	\$640,000.00	19/05/2025
2513/639 LONSDALE STREET MELBOURNE VIC 3000	\$642,000.00	07/03/2025

This Statement of Information was prepared on: