

# 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

3806/260 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$463,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2025

to

30 Jun 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 111/301 KING STREET MELBOURNE VIC 3000      | \$425,000 | 04-Jun-26 |
| 2712/560 LONSDALE STREET MELBOURNE VIC 3000 | \$437,500 | 07-Feb-26 |
| 3912/560 LONSDALE STREET MELBOURNE VIC 3000 | \$441,000 | 13-Feb-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: 06 July 2026



**111/301 KING STREET MELBOURNE  
VIC 3000**

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**04-Jun-26**



1



1



-

Distance

**0.18km**



**2712/560 LONSDALE STREET  
MELBOURNE VIC 3000**

Sold Price

**\$437,500**

Sold Date

**07-Feb-26**



1



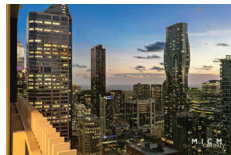
1



-

Distance

**0.28km**



**3912/560 LONSDALE STREET  
MELBOURNE VIC 3000**

Sold Price

**\$441,000**

Sold Date

**13-Feb-26**



1



1



-

Distance

**0.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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