

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

3903/138 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

\$580,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Other

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

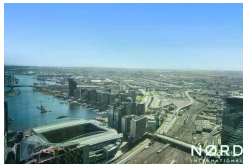
Date of sale

7204/138 SPENCER STREET MELBOURNE VIC 3000	\$659,200	14-Apr-25
7005/138 SPENCER STREET MELBOURNE VIC 3000	\$687,800	02-May-25
2310/138 SPENCER STREET MELBOURNE VIC 3000	\$490,000	08-Apr-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: 24 September 2025



7204/138 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$659,200

Sold Date **14-Apr-25**

Distance

0km



7005/138 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$687,800

Sold Date **02-May-25**

Distance

0km



2310/138 SPENCER STREET MELBOURNE VIC 3000

1 1 -

Sold Price

\$490,000

Sold Date **08-Apr-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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