

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

402/408 SPENCER STREET WEST MELBOURNE VIC 3003

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

\$798,000

&

\$868,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jan 2025

to

31 Dec 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

704/668 SWANSTON STREET CARLTON VIC 3053	\$825,000	11-Oct-25
1402/63 LA TROBE STREET MELBOURNE VIC 3000	\$850,000	06-Nov-25
63 LA TROBE STREET MELBOURNE VIC 3000	\$850,000	06-Nov-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: 21 January 2026



**704/668 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$825,000** Sold Date **11-Oct-25**

Distance **1.61km**



**1402/63 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$850,000** Sold Date **06-Nov-25**

Distance **1.68km**



**63 LA TROBE STREET MELBOURNE
VIC 3000**

2 2 1

Sold Price Sold Date **06-Nov-25**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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