

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

4101/220 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

\$438,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2025

to

31 Jan 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

1701/220 SPENCER STREET MELBOURNE VIC 3000	\$490,000	14-Jan-26
410/11 ROSE LANE MELBOURNE VIC 3000	\$485,000	19-Sep-25
2505/11 ROSE LANE MELBOURNE VIC 3000	\$499,999	05-Dec-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: 26 February 2026



**1701/220 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$490,000** Sold Date **14-Jan-26**

Distance **0km**



**410/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price **\$485,000** Sold Date **19-Sep-25**

Distance **0km**



**2505/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price **\$499,999** Sold Date **05-Dec-25**

Distance **0km**

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

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