

Statement of Information

Single residential property located in the Melbourne metropolitan area

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Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4305/250 Spencer Street, Melbourne, 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price Property type Suburb
Period - to Source

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
1812/63 Whiteman St SOUTHBANK 3006	\$520,000.00	22/09/2025
1504/100 Harbour Esp DOCKLANDS 3008	\$526,000.00	8/08/2025
2502/22-24 Jane Bell La MELBOURNE 3000	\$530,000.00	23/07/2025

This Statement of Information was prepared on: