

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

4503/220 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 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

3303/220 SPENCER STREET MELBOURNE VIC 3000	\$621,000	17-Jun-25
3403/220 SPENCER STREET MELBOURNE VIC 3000	\$630,800	14-Jul-25
3711/220 SPENCER STREET MELBOURNE VIC 3000	\$645,500	29-Aug-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: 10 November 2025



**3303/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$621,000** Sold Date **17-Jun-25**

Distance **0km**



**3403/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$630,800** Sold Date **14-Jul-25**

Distance **0km**



**3711/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$645,500** Sold Date **29-Aug-25**

Distance **0km**



**3911/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$648,000** Sold Date **19-Jul-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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