

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 505/393 Spencer Street, West Melbourne, VIC 3003

Indicative selling price

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

Price Range

\$625,000

&

\$640,000

Median sale price

Median price

\$580,000

Property Type

Apartment

Suburb

West Melbourne (3003)

Period - From

01/05/2024

to

30/04/2025

Source

REA

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
713/105 BATMAN STREET, WEST MELBOURNE VIC 3003	\$637,000	03/02/2025
505/15 CARAVEL LANE, DOCKLANDS VIC 3008	\$635,000	19/03/2025
1608/618 LONSDALE STREET, MELBOURNE VIC 3000	\$626,000	18/03/2025

This Statement of Information was prepared on: 27/05/2025