

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

5305/138 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

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

3801/138 SPENCER STREET MELBOURNE VIC 3000	\$886,800	09-Jun-25
5805/138 SPENCER STREET MELBOURNE VIC 3000	\$872,940	20-Aug-25
1306/138 SPENCER STREET MELBOURNE VIC 3000	\$830,500	19-Mar-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: 06 November 2025



**3801/138 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price

\$886,800

Sold Date

09-Jun-25

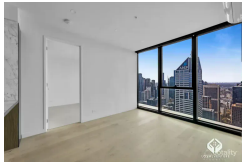
 2

 -

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Distance

0km



**5805/138 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price

\$872,940

Sold Date

20-Aug-25

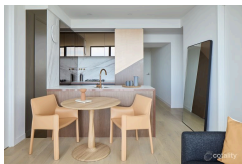
 2

 2

 -

Distance

0km



**1306/138 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price

\$830,500

Sold Date

19-Mar-25

 2

 2

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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