

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

610/260 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

\$570,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2024

to

31 Aug 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

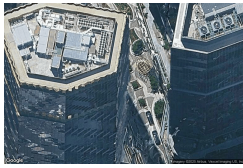
Date of sale

1008/260 SPENCER STREET MELBOURNE VIC 3000	\$598,600	24-Mar-25
1805/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$405,000	01-May-25
3105/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$425,000	06-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: 02 September 2025

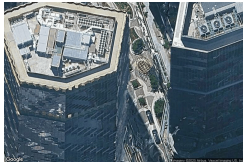


**1008/260 SPENCER STREET
MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$598,600** Sold Date **24-Mar-25**

Distance **0km**



**1805/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$405,000** Sold Date **01-May-25**

Distance **0km**



**3105/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1
  1
  -

Sold Price **\$425,000** Sold Date **06-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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