

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

6710/138 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

2310/138 SPENCER STREET MELBOURNE VIC 3000	\$490,000	08-Apr-25
3610/138 SPENCER STREET MELBOURNE VIC 3000	\$470,000	01-Mar-25
223P/200 SPENCER STREET MELBOURNE VIC 3000	\$517,500	22-Jan-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: 25 June 2025



**2310/138 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$490,000** Sold Date **08-Apr-25**

Distance **0km**



**3610/138 SPENCER STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$470,000** Sold Date **01-Mar-25**

Distance **0km**



**223P/200 SPENCER STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$517,500** Sold Date **22-Jan-25**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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