

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

902/429 SPENCER STREET WEST MELBOURNE VIC 3003

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

\$339,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

West 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

501/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$340,000	28-Apr-25
2111/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$350,000	09-Apr-25
202/65 DUDLEY STREET WEST MELBOURNE VIC 3003	\$318,000	15-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: 16 June 2025



**501/393 SPENCER STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

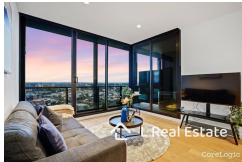
\$340,000

Sold Date

28-Apr-25

Distance

0.12km



**2111/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

^{RS} **\$350,000**

Sold Date

09-Apr-25

Distance

0.07km



**202/65 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 1  1  -

Sold Price

\$318,000

Sold Date

15-Jan-25

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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