

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4902/138 SPENCER STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Single price

\$427,805

or range between

\$685,000

&

\$725,000

Median sale price

Median price

Property Type

Property Typ

Suburb

MELBOURNE, VIC 3000

Period - From

11/24

to

04/25

Source

Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
7303/138 SPENCER STREET MELBOURNE VIC 3000	\$662,000	13/01/2025
7402/138 SPENCER STREET MELBOURNE VIC 3000	\$710,000	07/02/2025
7411/138 SPENCER STREET MELBOURNE VIC 3000	\$702,000	29/11/2024

This Statement of Information was prepared on:

19/05/2025