

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

2709/288 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 2026

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

62/288 SPENCER STREET MELBOURNE VIC 3000	\$350,000	13-Apr-25
2009/288 SPENCER STREET MELBOURNE VIC 3000	\$316,000	08-Mar-26
2013/288 SPENCER STREET MELBOURNE VIC 3000	\$335,000	11-Nov-25

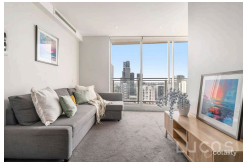
OR

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.~~

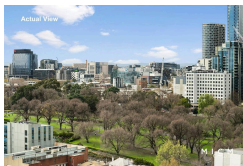
This Statement of Information was prepared on: 04 April 2026


**62/288 SPENCER STREET
MELBOURNE VIC 3000**
 1  -  -

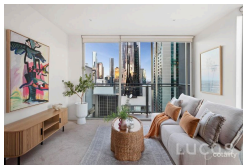
 Sold Price **\$350,000** Sold Date **13-Apr-25**

 Distance **0km**

**2009/288 SPENCER STREET
MELBOURNE VIC 3000**
 1  1  -

 Sold Price ^{RS} **\$316,000** Sold Date **08-Mar-26**

 Distance **0km**

**2013/288 SPENCER STREET
MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$335,000** Sold Date **11-Nov-25**

 Distance **0km**

**3309/288 SPENCER STREET
MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$455,000** Sold Date **11-Dec-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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