

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

1706/280 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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 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
1	2213/288 Spencer St MELBOURNE 3000	\$330,000	08/04/2026
2	2007/288 Spencer St MELBOURNE 3000	\$290,000	02/04/2026
3	2009/288 Spencer St MELBOURNE 3000	\$316,000	08/03/2026

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 six months.~~

This Statement of Information was prepared on:

14/05/2026 10:10

1706/280 Spencer Street, Melbourne Vic 3000



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$299,000

Median Unit Price
Year ending March 2026: \$485,000

Comparable Properties



2213/288 Spencer St MELBOURNE 3000 (REI)

[Agent Comments](#)

 1  1  -

Price: \$330,000
Method: Private Sale
Date: 08/04/2026
Property Type: Apartment



2007/288 Spencer St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

 1  1  -

Price: \$290,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment



2009/288 Spencer St MELBOURNE 3000 (REI/VG)

[Agent Comments](#)

 1  1  -

Price: \$316,000
Method: Private Sale
Date: 08/03/2026
Property Type: Apartment

Account - Heavyside



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