

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

5210/138 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

\$748,000

&

\$788,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

2110/260 SPENCER STREET MELBOURNE VIC 3000	\$790,000	03-Mar-26

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: 19 May 2026



**2110/260 SPENCER STREET
MELBOURNE VIC 3000**

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Sold Price **\$790,000** Sold Date **03-Mar-26**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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