

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

709/280 SPENCER STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Single price

\$279,000

or range between

&

Median sale price

Median price

\$433,609

Property Type

Studio

Suburb

MELBOURNE

Period - From

15/04/2025

to

15/04/2026

Source

Cotality

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

2009/288 SPENCER STREET MELBOURNE VIC 3000

\$316,000

05/03/2026

2105/220 SPENCER STREET MELBOURNE VIC 3000

\$285,000

08/01/2026

2611/288 SPENCER STREET MELBOURNE VIC 3000

\$255,000

28/11/2025

This Statement of Information was prepared on: 14/04/2026