

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

1902/408 Spencer Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$690,000

&

\$735,000

Median sale price

Median price \$580,000

Property Type Unit

Suburb West Melbourne

Period - From 01/07/2025

to

30/06/2026

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	5516/228 La Trobe St MELBOURNE 3000	\$690,000	18/04/2026
2	1202/318 Russell St MELBOURNE 3000	\$720,000	25/03/2026
3			

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:

31/08/2026 13:46



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$690,000 - \$735,000
Median Unit Price
Year ending June 2026: \$580,000

Comparable Properties



5516/228 La Trobe St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 -

Price: \$690,000
Method: Private Sale
Date: 18/04/2026
Property Type: Apartment



1202/318 Russell St MELBOURNE 3000 (REI/VG)

Agent Comments

2 2 -

Price: \$720,000
Method: Private Sale
Date: 25/03/2026
Property Type: Apartment

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.

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