

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

6604/138 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

\$548,000

&

\$588,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2024

to

30 Sep 2025

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

7204/138 SPENCER STREET MELBOURNE VIC 3000	659200	14-Apr-25
7608/138 SPENCER STREET MELBOURNE VIC 3000	790200	02-May-25
7005/138 SPENCER STREET MELBOURNE VIC 3000	687800	02-May-25

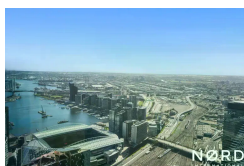
OR

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: 01 October 2025



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**7204/138 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **659200** Sold Date **14-Apr-25**

Distance -

**7608/138 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **790200** Sold Date **02-May-25**

Distance -

**7005/138 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **687800** Sold Date **02-May-25**

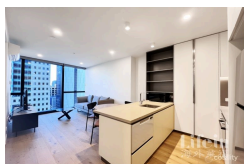
Distance -

**7408/138 SPENCER STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **704800** Sold Date **14-May-25**

Distance -

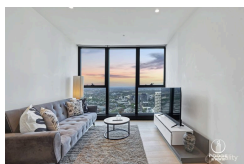


**1603/301 KING STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **617500** Sold Date **29-Apr-25**

Distance **0.45km**



**4603/157 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **600000** Sold Date **28-Jun-25**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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