

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

6001/260 Spencer Street, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Single price \$

or range between \$

1,250,000

and \$

1,350,000

MEDIAN SALE PRICE

Median price \$

454,000

Property type

Unit

Suburb

Melbourne

Period from

01/04/2026

to

30/06/2026

Source

PropTrack

COMPARABLE PROPERTY SALES

☒ A - Three properties sold within 2 km in the last 6 months are considered most comparable.

☐ B - The agent reasonably believes fewer than three comparable properties sold within 2 km in the last 6 months.

No.	Address of comparable property	Price	Sale date	Bed	Bath	Car
1	401/60 Siddeley Street, Docklands, VIC 3008	\$1,325,000	28/05/2026	3	2	1
2	84/299 Queen Street, Melbourne, VIC 3000	\$1,375,000	25/03/2026	3	2	1
3	41 Little Provost Street, North Melbourne, VIC 3051	\$1,294,888	02/02/2026	3	2	1

This Statement of Information was prepared on:

29/07/2026

ADDITIONAL PROPERTY INFORMATION

Re-define Real Estate provides the following information as a general guide for prospective purchasers.

Beds

3

Baths

2

Cars

0

Year built

6

Property type

Apartment

Furnishing

☐ Furnished

☒ Unfurnished

APPROXIMATE AREAS (M2)

Land

Internal

119sqm

External

Total

119sqm

RENTAL AND LEASE

Rent / rental estimate (\$ per week)

1550

☒ Actual

☐ Estimated

Expected gross return

4.73

%

☐ Vacant

☐ Periodic

Fixed term lease expiry

17th August 2026

Other lease details

APPROXIMATE OUTGOINGS PER ANNUM

Council rates \$

2750.66

Water rates \$

757.56

Owners corporation \$

13,491.84

Total \$

17,000.06

OWNERS CORPORATION DETAILS (IF APPLICABLE)

OTHER FEATURES / FACILITIES / INCLUSIONS

Australian Property Management
Telephone: 03 9034 4200
Email: admin@auspm.com

Residential Lounge, Kitchen, Function Rooms, Garden Terraces, BBQ facilities, Cinema, Karaoke Room, Virtual Golf, 25m lap pool, Gymnasium including Yoga and Pilates equipment, Private Dining and Living Room's, Library, Study Pods and Business Centre Boardroom ; Members Club Lounge, access by membership only to private lounge, bar and wine storage; Garden Lounge and Terrace; Level 11 Sky residences

SALE METHOD AND IDEAL TERMS

Sale method

Private sale

Ideal deposit

10%

Ideal settlement

60 days

Other ideal terms

Sales agent

Philip Middlemiss

Mobile

0402 840 674

Email address

sales@re-define.com.au

Additional information is provided as a general guide only. Measurements, areas, outgoings, rental estimates, returns, lease details, owners corporation information, building details and other particulars are approximate, may change and are not guaranteed. Prospective purchasers must inspect the property, review the contract of sale and section 32 statement, independently verify all information and obtain their own legal, financial and other professional advice. Expected returns are estimates only and are not a guarantee of future performance.