

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

406/392 Spencer Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$528,000 Property Type Unit Suburb West Melbourne

Period - From 14/04/2024 to 13/04/2025 Source Property Data

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 | 2616/220 Spencer St MELBOURNE 3000 | \$361,000 | 21/03/2025 |
| 2 | 3012/601 Little Lonsdale St MELBOURNE 3000 | \$370,000 | 17/03/2025 |
| 3 | 2303/601 Little Lonsdale St MELBOURNE 3000 | \$380,000 | 06/03/2025 |

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:

14/04/2025 13:38



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Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
\$360,000 - \$380,000
Median Unit Price
14/04/2024 - 13/04/2025: \$528,000

Comparable Properties



2616/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$361,000
Method: Private Sale
Date: 21/03/2025
Property Type: Apartment



3012/601 Little Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

1 1 -

Price: \$370,000
Method: Private Sale
Date: 17/03/2025
Property Type: Apartment



2303/601 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

1 1 -

Price: \$380,000
Method: Private Sale
Date: 06/03/2025
Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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