

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

106/392 Spencer Street, West Melbourne Vic 3003

Indicative selling price

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

Range between \$590,000 & \$620,000

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	4606/38 Rose La MELBOURNE 3000	\$615,000	11/06/2026
2	2708/80 Abeckett St MELBOURNE 3000	\$620,000	11/06/2026
3	3/499 Spencer St WEST MELBOURNE 3003	\$610,000	26/03/2026

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:

08/07/2026 13:43



2 2 1

Property Type: Strata Unit/Flat

Land Size: 95 sqm approx

Agent Comments

includes storage cage

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

Year ending June 2026: \$580,000

Comparable Properties



4606/38 Rose La MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$615,000

Method: Private Sale

Date: 11/06/2026

Property Type: Apartment



2708/80 Abeckett St MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$620,000

Method: Private Sale

Date: 11/06/2026

Property Type: Apartment



3/499 Spencer St WEST MELBOURNE 3003 (VG)

Agent Comments

2 - -

Price: \$610,000

Method: Sale

Date: 26/03/2026

Property Type: Flat/Unit/Apartment (Res)