

## 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

1205/408 SPENCER STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$435,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2025

to

30 Jun 2026

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 1602/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$440,000 | 29-Jun-26 |
| 2605/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$450,000 | 22-Apr-26 |
| 2402/105 BATMAN STREET WEST MELBOURNE VIC 3003 | \$455,000 | 17-Apr-26 |

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: 16 July 2026



**1602/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

Sold Price

<sup>RS</sup>

**\$440,000**

Sold Date

**29-Jun-26**

1

1

1

Distance

**0.14km**



**2605/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

Sold Price

**\$450,000**

Sold Date

**22-Apr-26**

1

1

1

Distance

**0.14km**



**2402/105 BATMAN STREET WEST  
MELBOURNE VIC 3003**

Sold Price

**\$455,000**

Sold Date

**17-Apr-26**

1

1

1

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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