

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

1406/220 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2025

to

31 Aug 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

604/7 KATHERINE PLACE MELBOURNE VIC 3000	\$305,000	15-Mar-26
428/555 FLINDERS STREET MELBOURNE VIC 3000	\$313,888	18-Jun-26
511/228 A'BECKETT STREET MELBOURNE VIC 3000	\$300,000	19-May-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: 01 September 2026



**604/7 KATHERINE PLACE
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$305,000** Sold Date **15-Mar-26**

Distance **0.59km**



**428/555 FLINDERS STREET
 MELBOURNE VIC 3000**

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Sold Price **\$313,888** Sold Date **18-Jun-26**

Distance **0.68km**



**511/228 A'BECKETT STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$300,000** Sold Date **19-May-26**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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