

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

2101/138 Spencer Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$680,000 & \$700,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2025 to 31/12/2025 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	6104/138 Spencer St MELBOURNE 3000	\$733,600	27/11/2025
2	2802/160 Spencer St MELBOURNE 3000	\$728,888	27/11/2025
3	2802/138 Spencer St MELBOURNE 3000	\$728,888	21/10/2025

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:

20/03/2026 14:14



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$680,000 - \$700,000
Median Unit Price
December quarter 2025: \$500,000

Comparable Properties

6104/138 Spencer St MELBOURNE 3000 (VG)

Agent Comments



Price: \$733,600
Method: Sale
Date: 27/11/2025
Property Type: Flat/Unit/Apartment (Res)



2802/160 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$728,888
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment

2802/138 Spencer St MELBOURNE 3000 (VG)

Agent Comments



Price: \$728,888
Method: Sale
Date: 21/10/2025
Property Type: Flat/Unit/Apartment (Res)