

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

2202/200 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2025

to

31 Mar 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

1410/200 SPENCER STREET MELBOURNE VIC 3000	\$580,000	03-Nov-25
1806/200 SPENCER STREET MELBOURNE VIC 3000	\$600,000	31-Jan-26
2206/200 SPENCER STREET MELBOURNE VIC 3000	\$565,000	12-Feb-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: 09 April 2026



**1410/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$580,000** Sold Date **03-Nov-25**

Distance **0km**



**1806/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **31-Jan-26**

Distance **0km**



**2206/200 SPENCER STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **12-Feb-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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