

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

2310/288 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,250

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2025

to

30 Apr 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

2007/288 SPENCER STREET MELBOURNE VIC 3000	\$290,000	02-Apr-26
1402/280 SPENCER STREET MELBOURNE VIC 3000	\$300,000	24-Mar-26
2009/288 SPENCER STREET MELBOURNE VIC 3000	\$316,000	05-Mar-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: 15 May 2026

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2007/288 SPENCER STREET
MELBOURNE VIC 3000

1 1 0

Sold Price \$290,000 Sold Date 02-Apr-26

Distance 0km



1402/280 SPENCER STREET
MELBOURNE VIC 3000

1 1 0

Sold Price \$300,000 Sold Date 24-Mar-26

Distance 0.03km



2009/288 SPENCER STREET
MELBOURNE VIC 3000

1 1 0

Sold Price \$316,000 Sold Date 05-Mar-26

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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