

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

2408/138 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

\$780,000

&

\$850,000

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

404/57 SPENCER STREET DOCKLANDS VIC 3008	\$850,000	23-Jun-26
2905/628 FLINDERS STREET DOCKLANDS VIC 3008	\$810,000	13-Apr-26
2403/100 HARBOUR ESPLANADE DOCKLANDS VIC 3008	\$817,500	30-Jun-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: 28 September 2026



**404/57 SPENCER STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$850,000** Sold Date **23-Jun-26**

Distance **0.32km**



**2905/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$810,000** Sold Date **13-Apr-26**

Distance **0.42km**



**2403/100 HARBOUR ESPLANADE
DOCKLANDS VIC 3008**

 2  2  1

Sold Price **\$817,500** Sold Date **30-Jun-26**

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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