

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

3105/138 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Other

Suburb

Melbourne

Period-from

01 Aug 2025

to

31 Jul 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

3605/138 SPENCER STREET MELBOURNE VIC 3000	\$505,000	29-May-26
5102/33 ROSE LANE MELBOURNE VIC 3000	\$525,000	12-Jul-26
3614/628 FLINDERS STREET DOCKLANDS VIC 3008	\$525,000	14-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: 13 August 2026

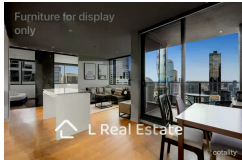


**3605/138 SPENCER STREET
MELBOURNE VIC 3000**

Sold Price **\$505,000** Sold Date **29-May-26**

2 1 -

Distance **0km**

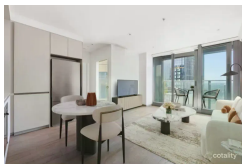


**5102/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price ^{RS} **\$525,000** Sold Date **12-Jul-26**

2 1 -

Distance **0.22km**



**3614/628 FLINDERS STREET
DOCKLANDS VIC 3008**

Sold Price **\$525,000** Sold Date **14-May-26**

2 1 -

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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