

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

4/121 THE AVENUE SPOTSWOOD VIC 3015

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

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,000

Property type

Unit

Suburb

Spotswood

Period-from

01 Jul 2025

to

30 Jun 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

3/88 THE AVENUE SPOTSWOOD VIC 3015	\$517,000	15-May-26
1/80 SALTLEY STREET SOUTH KINGSVILLE VIC 3015	\$530,000	04-Jun-26
5/56 TRUMAN STREET SOUTH KINGSVILLE VIC 3015	\$546,000	11-Apr-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 July 2026


**3/88 THE AVENUE SPOTSWOOD
VIC 3015**

 2
  1
  1

Sold Price

\$517,000

Sold Date

15-May-26

Distance

0.14km

**1/80 SALTLEY STREET SOUTH
KINGSVILLE VIC 3015**

 2
  1
  1

Sold Price

\$530,000

Sold Date

04-Jun-26

Distance

0.8km

**5/56 TRUMAN STREET SOUTH
KINGSVILLE VIC 3015**

 2
  1
  1

Sold Price

\$546,000

Sold Date

11-Apr-26

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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