

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode 528/57 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)

\$430,000

Median sale price

Median price \$352,000 Property type Unit Suburb MELBOURNE

Period - From 01/08/2025 to 01/08/2026 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

103/166 Flinders Street, Melbourne VIC 3000	\$430,000	02/07/2026
413/33-71 Spencer Street Melbourne VIC 3000	\$431,100	19/05/2026
1015/422 Collins Street, Melbourne VIC 3000	\$445,000	01/05/2026

This Statement of Information was prepared on: 10/08/2026