

## 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

906/220 SPENCER STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$240,000

&

\$260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

4307/220 SPENCER STREET MELBOURNE VIC 3000	\$258,000	21-Mar-25
4404/220 SPENCER STREET MELBOURNE VIC 3000	\$260,000	17-Feb-25
4407/220 SPENCER STREET MELBOURNE VIC 3000	\$272,000	11-Mar-25

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: 14 May 2025



**4307/220 SPENCER STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price

**\$258,000**

Sold Date

**21-Mar-25**

Distance

**0km**



**4404/220 SPENCER STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price

**\$260,000**

Sold Date

**17-Feb-25**

Distance

**0km**



**4407/220 SPENCER STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price

**\$272,000**

Sold Date

**11-Mar-25**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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